

Planning Committee Minutes

Minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday 8 May 2013 at the Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillor E Anderton	Councillor Henderson
Councillor Lady Atkins	Councillor Moon
Councillor Bannister	Councillor Newsham
Councillor Birch MBE JP	Councillor Rogers
Councillor Catterall	Councillor Shewan
Councillor Greenhough	Councillor Williams

Apologies: Councillor T Taylor and D Thow, Head of Planning Services

Officers present:

L Harper, Development Manager
S Harrison, Solicitor
K Birch, Senior Planning Officer
C Leary, Democratic Services Officer

Non-committee members present: Councillor's Balmain & McCann

17 Members of the Public were present at the start

PA.59 Declarations of interest

Councillor Rogers declared an "other significant interest" on Item 3 – (Erection of 10 Beach Huts – Adjacent Beach Huts, Outer Promenade off The Esplanade, Fleetwood) – (13/00183/FUL) as he is a Fleetwood Town Councillor for Pharos Ward.

Councillor Shewan declared an "other significant interest" on Item 3 – (Erection of 10 Beach Huts – Adjacent Beach Huts, Outer Promenade off The Esplanade, Fleetwood) – (13/00183/FUL) as he is a Ward Councillor for Pharos Ward.

Councillor's Lady Atkins and Williams declared an "other significant interest" on Item 2 – (Outline application for Erection of 4 x Four-Bed Detached Houses following demolition of existing dwelling – Rainbow, 11 Lancaster Road, Garstang) – (12/00571/OUT) as they are both members of the Garstang Town Council.

PA.60 Confirmation of minutes

The minutes of the Planning Committee meeting held on Wednesday 3 April, 2013 were confirmed as a correct record.

PA.61 Appeals lodged and decided

The Head of Planning Services submitted a report on appeals lodged and decided between 15 March 2013 and 15 April 2013. There were no appeals lodged or decided upon, during that timescale.

Resolved

That the position regarding the appeals, as set out on page 1 of the report, be noted. (Any Member requiring any further details or clarification on any other Appeal was asked to contact the relevant Case Officer).

PA.62 Planning applications

a) Applications Approved

RESOLVED that the undermentioned applications be **Approved** under the provisions of the Town and Country Planning Act 1990, for the reasons set out:

13/00108/OULMAJ

Wyre Council. Outline application for residential development. Ashdell Nurseries, 112 Victoria Road East, Thornton Cleveleys, Lancashire.

The application was before members for determination as Wyre Council had made the application on land owned by the Council.

Three members of the public, including one from TAG, spoke to the Committee objecting to the application.

The application was approved as recommended in the report of the Head of Planning Services with the following conditions, reasons and notes:

Conditions:-

1. In the case of any reserved matter, namely access, appearance, landscaping, layout and scale of the buildings, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and that the development to which the permission relates must be begun not later than:
 - the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last matter to be approved.
2. 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.

3. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and be subject to the written approval of the Local Planning Authority prior to the commencement of development. The measures shall include, as a minimum: ventilation of confined spaces within the building, a well-constructed ground slab, a low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. Any gas monitoring must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided. Results shall be submitted for approval in writing by the Local Planning Authority.
4. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.
5. No development shall take place until a surface water regulation and drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the submitted FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
3. Finished floor levels are set no lower than 5.10m above Ordnance Datum (AOD).
4. The properties must be constructed from flood resilient materials.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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 and retained thereafter.

7. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
 - i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
 - ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
 - iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
8. 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 13 February 2013, including the following plans:
 - Proposed Plan drawing number 3121/01A
 - Site Location drawing number 3121/02
9. Prior to commencement of development, or to be agreed as part of any reserved matters application, a scheme for the following off-site highway works shall be submitted to and agreed in writing with the local planning

authority (in consultation with Lancashire County Council):

- Upgrade the 2 nearest bus stops on Victoria Road East to Quality Bus Stop standards (the stop on the north side of Victoria Road East may need to be relocated due to the proximity of the site access).
- Increase the length of the two lane approach to the Amounderness Way roundabout by a minimum of 3 car lengths (achievable within existing highway limits) including minor kerb realignment and road marking adjustment.

The agreed details shall be implemented in full prior to first occupation of any dwelling on the site and retained thereafter.

10. There are six individual trees and one Group of trees that are subject of Tree Preservation Orders on the site. Any subsequent reserved matters applications should take account of these protected trees.

Reasons:-

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. 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).
3. The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off, to reduce the risk of flooding and ensure that bathing water quality standards do not deteriorate.
5. To secure proper drainage and to reduce the risk of flooding both on and off site.
6. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure safe access and egress from and to the site, to reduce the risk of flooding to the proposed development and future occupants and to minimise the effects of any potential flooding.
7. To ensure the adequate provision and delivery of affordable housing.
8. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

9. To provide adequate upgrades to the local highway network to support the development of the site, in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
10. To ensure that any future developer is aware of the TPOs and that no protected trees are felled, in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Notes:-

1. The decision to grant planning permission has been taken having regard to the National Planning Policy Framework, Policies SP14, ENV13, ENV15, H13 and TREC14 of the Adopted Wyre Borough Local Plan (July 1999), and to all other relevant material considerations.
2. 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".
3. 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.
4. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.
5. A sampling analysis programme shall verify the adequacy of any decontamination works.
6. 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.
7. 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.

12/00571/OUT

Mrs Susan Freeman. Outline application for erection of 4 Four-Bed Detached Houses following demolition of existing dwelling. Rainbow, 11 Lancaster Road, Garstang, Preston, Lancashire.

The application was brought before Committee at the request of Councillor Balmain.

Three members of the public spoke to the Committee objecting to the application.

Councillor Balmain spoke as Garstang Ward Councillor objecting to there being four properties within the application.

The application was approved as recommended in the report of the Head of Planning Services with the following conditions, reasons and notes, but with a further condition added:

Conditions:-

1. In the case of any reserved matter, namely appearance and landscaping, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and that the development to which the permission relates must be begun not later than:
 - The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last matter to be approved.
2. Prior to commencement of development a scheme for improvements to and the widening of the footway frontage with Lancaster Road shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme will need to take into consideration the Lancashire County Council Specification for Construction of Estate Roads (ref Section 38 Highways Act, 1980) and must be implemented in full prior to first occupation of any of the development and retained thereafter.
3. Prior to commencement of development hereby approved a scheme for the construction of the site accesses and the off-site works of highway improvement (namely construction of new vehicular drop crossings) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be carried out in accordance with the agreed scheme prior to the first occupation of the development and retained thereafter.
4. Prior to commencement of development and any site clearance, the fencing shown in Appendix 7 of the arboricultural report (submitted as part of this application) must be fully in place and must remain in place during all phases of construction. The fencing must not be removed without prior written agreement of the Local Planning Authority. The fenced area must not be used for storage of materials, chemical, latrines, machinery or vehicles.
5. No work to any protected tree within the site must take place without the prior written consent of the Local Planning Authority.
6. Prior to commencement of the development hereby approved, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the local Planning Authority. The approved scheme shall then be fully constructed and completed in accordance with the approved plans and thereafter retained.

7. 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.
8. Prior to commencement of the development hereby approved details of the existing and proposed 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 details unless otherwise agreed in writing with the Local Planning Authority or as part of a subsequent reserved matters application.
9. 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 January 2013, including the following plans:
 - 256.ST.01 - Site Plan
 - 256.S.01 - Plans as proposed
 - 256.S.02 - Elevations as proposed
 - 256.S.03 - Plans and elevations proposed
 - PS-0657-01 - Land survey
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building, structure or enclosure over 1m in height from the height of the adjacent carriageway shall be erected within the area to the frontage of Lancaster Road for a depth of 2.4m into the site (from the edge of the carriageway) from the point of the new vehicle access onto Lancaster Road to the site boundary to the north, without the prior planning permission of the Local Planning Authority.

Reasons:-

1. This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To ensure that satisfactory pedestrian access is provided around the perimeter of the site before the development hereby permitted becomes operative.
3. 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.

4. To ensure satisfactory protection to protected trees within the site.
5. To ensure satisfactory protection to protected trees within the site.
6. To ensure satisfactory drainage of the site.
7. 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).
8. To ensure that the development is subject to minimum risk of flooding in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).
9. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
10. To assist visibility in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Notes:-

1. The decision to grant planning permission has been taken having regard to Policies SP5, SP14, TC1 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999), Policies CS9, CS13, CS14, CS16 and CS19 of the Preferred Options version of the Wyre Core Strategy, and to all other relevant material considerations.
2. 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".
3. 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 receptors and the potential for migration within and beyond the site boundary.
4. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.
5. A sampling analysis programme shall verify the adequacy of any decontamination works.
6. 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.

7. 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.
8. 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.
9. A public sewer crosses this site and United Utilities will not permit building over it. United Utilities will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.
10. During the course of construction activities, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site to avoid the possibility of the adjacent public highway being affected by the deposit of mud and/or loose materials thus-creating a potential hazard to road users.
11. The land referred to in Condition 2 shall be the subject of a dedication agreement with the Highway Authority under the provision of Section 38 of the Highways Act or other appropriate agreement.
12. Works referred to in Condition 3 will require the applicant to enter into a 278 Highway Agreement with Lancashire County Council as Highway Authority.
13. The grant of planning permission will require the applicant to enter into appropriate Legal Agreements, with the County Council as Highway Authority namely:
 - Footway frontage with Fell view and Lancaster Road, prior first occupation footway to be reinstated to existing standard (Ref Section 278 Highway Act).
 - Footway frontage with Lancaster Road / Fell View. Inclusion of a series of vehicular drop crossings must be undertaken to adoptable standards by the applicant prior first occupation (Ref Section 278 Highways Act).
 - Footway frontage with Lancaster Road, prior first occupation improvements to be undertaken to the footways overall width, increasing it to an average width of 2 metres. (Footway to be constructed to adoptable standards with the land being the subject of a dedication agreement under Section 38 Highways Act 1980 upon completion)
14. 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 the Environment Directorate for further information by telephoning 0845 0530011 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number 3 in the first instance

to ascertain the details of such an agreement and the information to be provided.

15. This permission relates to the amended plans received by Wyre Borough Council on 21 January 2013.

13/00183/FUL

James Holden. Erection of 10 Beach Huts. Adjacent Beach Huts, Outer Promenade off The Esplanade, Fleetwood, Lancashire.

The application was before the Committee as the Council was the applicant and the application site is Council owned land.

One member of the public spoke to the Committee supporting the application.

The application was approved as recommended in the report of the Head of Planning Services with the following conditions, reasons and notes:

Conditions:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. 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.
3. No development shall take place until the paint colours and finish to be used on 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 details.
4. 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 18 March 2013, including the following plans: drg. no. 001A
5. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and be subject to the written approval of the Local Planning Authority prior to the commencement of development. The measures shall include, as a minimum: ventilation of confined spaces within the building, a well-constructed ground slab, a

low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. Any gas monitoring must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided. Results shall be submitted for approval in writing by the Local Planning Authority.

6. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

Reasons:-

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. 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).
3. To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
5. The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
6. To secure proper drainage and to reduce the risk of flooding & pollution and to maintain bathing water quality standards.

Notes:-

1. The decision to grant planning permission has been taken having regard to Policies SP14, ENV9 and H10 of the adopted Wyre Borough Local Plan 1999 and Policies CS3 and CS14 of the Preferred Options version of the Wyre Core Strategy.), and to all other relevant material considerations.

2. 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".
3. 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 receptors and the potential for migration within and beyond the site boundary.
4. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.
5. A sampling analysis programme shall verify the adequacy of any decontamination works.
6. 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.
7. 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.

13/00156/FUL

Mr & Mrs McKay. Side Extension, Incorporating New Garage, Front and Rear Dormers and Front Porch. 122 Chester Avenue, Poulton le Fylde, Lancashire.

The application was brought before committee as the applicant is Councillor McKay.

The application was approved as recommended in the report of the Head of Planning Services with the following conditions, reasons and notes:

Conditions:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in form, colour, and texture.
3. The development shall incorporate suitable gas protection measures, details of which shall be submitted to and be subject to the written approval of the Local Planning Authority prior to the commencement of development. The measures shall include, as a minimum: ventilation of confined spaces within the building, a well-constructed ground slab, a

low permeability gas membrane, minimum penetration (ideally none) of the ground slab by services, and passive ventilation to the underside of the building. Alternatively, prior to the commencement of development, a gas monitoring programme and risk assessment of the results shall be undertaken to demonstrate that the above protection measures are not required. Any gas monitoring must be carried out over a period of at least three months and include at least three readings where the atmospheric pressure is below 1000mb. Gas flow rates must also be provided. Results shall be submitted for approval in writing by the Local Planning Authority.

4. 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 5 March 2013, including the following plans:
 - Site location plan;
 - Proposed plans and elevations;
 - Existing plans and elevation and site plan.

Reasons:-

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. To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
3. The footprint of the proposed development is within the immediate vicinity of an area of infilled ground. The nature of the fill is unknown. Works are therefore required in the interests of public safety and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

Notes:-

1. The decision to grant planning permission has been taken having regard to Policies SP14 and H4 of the Adopted Wyre Borough Local Plan (July 1999), the provisions of Supplementary Planning Document 'Extending Your Home' and to all other relevant material considerations.
2. 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.
3. 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.

4. 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".
5. 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 receptors and the potential for migration within and beyond the site boundary.
6. Any laboratory used for the purposes of sample analysis shall be registered to the ISO17025:2000 quality standard.
7. A sampling analysis programme shall verify the adequacy of any decontamination works.
8. 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.

The meeting started at 2.00 pm and finished at 3.24 pm.

Date of Publication: Thursday 9 May, 2013

arm/rg/pla/mi/080513