

OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

M L Planning Ltd
5 Bobbin Mill Cottages
Stubbins Lane
Claughton On Brock
Preston
PR3 0PL

Applicant:

Mrs Dorothy Jenkinson
Greengates Farm
Moss Side Lane
Stalmine-With-Staynall
Poulton-Le-Fylde
Lancashire
FY6 0JP

Application Number: 18/01011/OUT

Proposal: Outline application for an agricultural worker dwelling (all matters reserved).

Location: Greengates Farm Moss Side Lane Stalmine-With-Staynall Poulton-Le-Fylde Lancashire

Wyre Borough Council (the Local Planning Authority) gives notice of its decision to **grant outline planning permission** for the above proposal, subject to conditions stated below:

1. In the case of any reserved matter, namely access, appearance, landscaping, layout and scale of the dwelling, an application for approval must be made before the expiration of three years beginning with the date of this permission; and the development hereby permitted shall 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 such matter to be approved.

Reason: This condition is required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the valid Planning Application received by the Local Planning Authority on 19.10.2018, including the following plans:

- Location Plan 1:2500 (Revised), received by the Local Planning Authority 2nd July 2019;
- Site Plan (Revised) Drg No.JT/DJ/2703B (access only), received by the Local Planning Authority 2nd July 2019.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details.

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry (as defined in Section 336 (1) of the Town and Country Planning Act 1990) (including any dependants of such a person residing with him), or a widow or widower of such a person, and to any resident dependants.

Reason: The development of a dwelling on the site unconnected with the use of the land for agricultural or forestry purposes, would not be permitted, in accordance with in accordance with policies SP4 and HP7 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

4. Prior to the submission of the first reserved matters application relating to layout, or simultaneously with that first reserved matters application, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Each reserved matter relating to layout should demonstrate compliance with the agreed drainage scheme.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

5. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. 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 approved 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 approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

7. An electric vehicle recharging (EVCP) scheme shall be submitted for the dwelling unless it is demonstrated that such provision of EVCP is not practical due to identified site constraints. The dwelling shall not be occupied until the electric vehicle recharging point has been provided for the dwelling, and the electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

8. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Updated 18/12/2019) by ML Planning Consultancy Ltd, received 21st December 2018 and the following mitigation measures detailed within the FRA:

- The finished floor levels of the proposed development building are to be set 600mm above the general ground level
- The building owners are to be registered to receive free flood warnings when flooding is expected to enable the evacuation of people for a range of flooding events up to and including the extreme event.
- The building is to be future proofed against future flood events.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

Attention is drawn to the following notes:

1. The grant of planning permission does not authorise any closure, obstruction or diversion of a public right of way. Any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act and Lancashire County Council should be contacted for advice in the first instance.

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2015 and has met the requirement of paragraph 38 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



David Thow
Head of Planning Services
Date: 2 July 2019

