

PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

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

Applicant:

Mr Myerscough
Brook Farm
Longmoor Lane
Nateby
Preston
Lancashire
PR3 0JH

Application Number: 16/00092/FUL

Proposal: Erection of one agricultural workers dwelling

Location: Brook Farm Longmoor Lane Nateby Preston Lancashire

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

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. 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 20 January 2016, including the following plans:
 - Site Plan drawing no. LF/MM/3009,
 - Proposed Plans and Elevations drawing no. LF/MM/3008a.
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.
4. 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), the dwelling shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling without the prior planning permission of the Local Planning Authority.
5. 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.

6. No development approved by this permission shall be commenced until details of the existing and proposed land levels and proposed slab and floor levels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.
7. Prior to commencement of development hereby approved, full details of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented in full prior to first occupation of the development and maintained and retained thereafter.
8. Before development commences details of protection measures to be provided for the beech tree located to the north of the access of the proposed development shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed the measures shall be put in to place and remain until the development is completed
9. No development shall take place until full details of both hard and soft landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. In respect of boundary treatments a native species hedgerow would be considered appropriate.
10. Demolition work, vegetation clearance works, tree felling or other works that may affect nesting birds will be avoided between March and August inclusive, unless a report confirming the absence of nesting birds undertaken by a suitably qualified person has been submitted in writing to the Local Planning Authority immediately prior to any clearance works/felling/other tree works being carried out.
11. The development shall be completed in accordance with the recommendations in the Ecological Appraisal carried out by Envirotech dated 24th March 2015 contained in Section 6.0 Mitigation/Recommendations paragraphs submitted with the planning application.
12. The development shall be carried out using those materials specified on the approved plan drawing no.LG/MM/3008a.

The reasons for the above conditions are:

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. For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the land for agricultural or forestry purposes in accordance with Policy H10 of the Adopted Wyre Borough Local Plan (July 1999).
4. To ensure that the Local Planning Authority have control over any future development of the dwelling(s) in the interests of preserving the character and amenity of the area in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

5. 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) and Policy CORE 11 of the Wyre Borough Local Plan 2001 - 2016 (first deposit draft).
6. To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
7. To ensure a satisfactory means of drainage and in accordance with Policy ENV15 of the Adopted Wyre Borough Local Plan (July 1999).
8. In the interests of visual amenity and to protect trees to be retained on the site, from damage during construction work on site. In accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
9. To ensure that the development presents a satisfactory appearance and to safeguard the amenity of the area in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
10. In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.
11. In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.
12. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Attention is drawn to the following notes:

1. The applicant should be aware that the decision is subject to a separate legal agreement.
2. Public Rights of Way must not be obstructed during the proposed developments. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, this is the responsibility of the landowner to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to re-open the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.

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 187 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:

A handwritten signature in cursive script that reads "David Thow".

David Thow
Head of Planning Services

Date: 15 February 2017

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.