OUTLINE PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

Mr Matthew Wyatt
1B Waterview
Lancaster
LA1 4XS

Applicant:

Ms Ann Nickson
1 Rose Cottage
Clifton Hill
Forton
Lancashire
PR3 0SQ

Application Number: 16/00744/OUT
Proposal: Outline application for the erection of 9 bungalows with access applied for (all other matters reserved)
Location: Land Off Hall Lane Great Eccleston PR3 0XN

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, 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. 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 19 August 2017, including the following plans:

Proposed New Entrance 1:100 scale plan
Highway Layout plan ref: C153-01 REV A
Topographical Survey
Location Plan

3. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

4. Before the access is used for vehicular purposes the visibility splays measuring 2.4 metres by 42.1 metres in a northerly direction and 50.5 meters in a southerly direction measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Hall Lane, as shown on plan ref C153-01 Rev A, shall be provided to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as buildings, walls, fences, trees, hedges, shrubs, ground growth or other structures in excess of 1.0 metre in height above the height at the crown level of the adjacent highway.

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. There shall be no change to the ground levels as identified on the Topographical Survey plan unless alternative ground levels are submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be constructed in accordance with these submitted details.

7. 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 surface water scheme shall be in accordance with the drainage hierarchy outlined in the NPPG. The development shall be implemented, maintained and managed in accordance with the approved details.

8. Demolition work, vegetation clearance works, tree felling or other works that may affect nesting birds should be avoided between March and August inclusive, unless a report confirming the absence of nesting birds has been submitted to and agreed in writing to the Local Planning Authority and undertaken by a suitably qualified person immediately prior to any works being carried out.

9. The mitigation and recommendations as indicated in Section 7 of the Ecological Appraisal (Envirotech Version 1, ref 3461, 29th July 2016) submitted with the planning application shall be incorporated in to any detailed scheme. Details of bat/bird nesting boxes shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of development. The agreed boxes shall be installed at the time of building the bungalows.

10. Prior to the commencement of any works within the application site tree and hedgerow Protection to be provided in accordance with BS5837:2012 and as specified in the submitted Tree Survey and Arboricultural Impact Assessment by Richard Eaves and dated July 2016, and thereafter retained and maintained during the life of the construction works on the development site.

11. As part of the submission of any application for Reserved Matters, the development hereby approved shall be for bungalow properties only, as defined by a house having only one storey or upper rooms set in the roof, typically with dormer windows.

12. As part of the submission of any application for Reserved Matters, the development hereby approved shall be for 9 units or less and shall have a maximum combined gross floor space of no more than 1000sqm.

13. 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. 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; retention and enhancement of the frontage boundary hedge (with the exception of the access creation) and replacement hedgerow details; and an implementation programme. The landscaping works shall be carried out in accordance with the

approved details prior to first occupation of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority (whichever is the sooner) and shall thereafter be retained and maintained. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

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. 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

4. To ensure adequate visibility at the street junction or site access in the interest of highway safety.

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. Any change in ground levels on the site will require further consideration by the Local Planning Authority in respect of impact on neighbouring amenity and surface water drainage matters in accordance with policy SP14 of the adopted Wyre Borough Local Plan (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 protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

9. In the interests of the ecology of the area and in accordance with the National Planning Policy Framework.

10. In the interests of visual amenity and to protect trees and hedgerow to be retained on and adjacent 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).

11. To safeguard the amenities of neighbouring residents and to limit visual impact on the edge of the rural area and in accordance with with Policies SP14 of the Wyre Borough Local plan.

12. To ensure that the development satisfies the criteria outlined within paragraph 31 of the NPPG whereby contributions for affordable housing and Section 106 planning obligations should not be sought from small-scale or self-build developments. Failure to satisfy this criteria means that contributions for Affordable Housing, required to be secured at this outline stage, would otherwise be sought in line with Emerging Local Plan Policy CS21, which is a material consideration and has the support of the Council's Affordable Housing Viability Study (2010).

13. To ensure that the development presents a satisfactory appearance in the street picture in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and in the interests of protecting wildlife and biodiversity in accordance with the NPPF.

Attention is drawn to the following note(s):

1. Where the applicant wishes to offer the road for adoption this should be done under a section 38 agreement with Lancashire County Council. The current highway layout may not be suitable for adoption and guidelines regarding acceptable prescribed highway adoptable layouts can be found on the Lancashire County Council Residential Road Design Guide and the Lancashire County Council Specification for Estate Roads 2011 edition. Some minor variations to these documents may be considered on a case by case basis but the emphasis will be on highway safety and maintenance.

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.

The Local Planning Authority has had regard to the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2012 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.

Signed:



David Thow
Head of Planning Services
Date: 19 January 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.