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PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:

ML Planning
Miss Jessica Tebay
5 Bobbin Mill Cottages
Stubbins Lane
Claughton on Brock
Preston
PR3 0PL

Applicant:

Mr John Robson
Roe Farm House,
Catterall Lane
Catterall
PR3 0PA

Application Number: 21/00299/FUL
Proposal: Erection of an agricultural workers dwelling
Location: Roe Farm House Catterall Lane Catterall Preston Lancashire

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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 before the expiration of three years beginning with the date of this permission.

Reason: 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 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 04.03.2021 including the following plans/documents:

Site Location Plan (Received 04.03.2021)
Proposed Plans - JT/GR/2901 (Received 04.03.2021)
Existing and Proposed Site Plan - JT/GR/2902A (Received 28.04.2021)

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall 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 policies SP2, SP4 and HP7 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

4. 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).

5. Prior to the commencement of development, 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 Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, 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.

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.

6. Prior to the commencement of development a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- Native tree and shrub planting

- Hedgerow planting
- Bird Boxes
- Bat Boxes

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

7. The dwelling hereby approved shall not be first occupied until the parking / turning area(s) shown on the approved plan ref: JT/GR/2902A has been laid out, surfaced and drained. The parking / turning area(s) shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

8. Notwithstanding the provisions of Part 1 (Classes A-G) and Part 2 (Class A) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling hereby approved shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s), without express planning permission being granted.

Reason: 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 Policies SP4 and CDMP3 of the Wyre Local Plan (2011-31).

9. The development shall be carried out strictly using those materials specified on the approved plan and the material samples document received 04.03.2021 unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

10. An electric vehicle recharging (EVCP) scheme shall be submitted for the development, hereby approved, unless it is demonstrated that such provision of EVCP is not practical or due to other identified site constraints. The dwelling shall not be occupied until the electric vehicle recharging point has been provided for the dwelling, and such 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).

11. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal (Report ref: 6889 Version 2. Received 13.07.2021) submitted with the planning application including all the mitigation measures set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

12. The development hereby permitted shall be carried out in full accordance with the approved Flood Risk Assessment (FRA) Prepared by ML Planning Consultancy Ltd Dated 14.09.2020 (Received 04.03.2021) and the mitigation measures detailed within the FRA.

The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing 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.

13. No external lighting shall be installed on the dwelling or within the application site without express planning consent from the Local Planning Authority.

Reason: To protect and prevent unnecessary disturbance of bats in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework and in the interests of visual amenity in accordance with policy SP4 of the Wyre Local Plan.

14. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the garage(s) hereby approved shall be retained solely for the housing of a private motor vehicle, and at no time shall any works be undertaken that would prevent it from being used for that purpose without prior express planning permission from the Local Planning Authority.

Reason: To ensure that the accommodation meets the functional requirements of an agricultural worker and remains of an appropriate scale and to ensure the property is provided with appropriate parking provision in accordance with Policies HP7 and CDMP6 of the Wyre Local Plan (2011-31).

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 35 of the Town and Country Planning (Development Management Procedure) (England) 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.

Signed:



David Thow
Head of Planning Services

Date: 7 October 2021

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.

Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU

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