

**MINUTE OF THE PLANNING COMMITTEE – 22 JANUARY 2015**

**63. YEW TREE FARM FINAL MASTERPLAN ADOPTION**

Consideration was given to the report of the Assistant Director Planning as contained on pages 1437 to 1807 of the Book of Reports and on pages 1815 to 1821 giving details of late information, relating to the Yew Tree Farm Final Masterplan Consultation Feedback report and the Yew Tree Farm Masterplan SPD.

That the following agreed comments be referred to the Assistant Director Planning for consideration in consultation with the Portfolio Holder:-

RESOLVED A. That the final paragraph in the Council Response on Traffic, Highways and Transport on page 1448 of the Book of Reports should read as follows:-

The Council is satisfied that the principles set out within the Final Masterplan, along with the additional detailed work required at planning application stage, will ensure measures are delivered to help mitigate the impacts of traffic on the local highway network *and where possible, to improve the current impact of traffic, whilst encouraging greater use of alternatives to car use such as cycling and walking.*

B. That the first paragraph on page 1449 of the Book of Reports relating to the Council's response on Drainage and Flooding be taken out and replaced with the following paragraph:-

*This Council also acknowledges that development on this site will need to take into consideration that the drainage system which lies outside of the site boundaries is one of a managed network of watercourses rather than 'naturally drained' therefore may be affected by issues which arise from the Alt/Crossens Drainage situation. Any Drainage Scheme should be consistent with the adopted Lancashire and Blackpool Local Flood Risk Management Strategy in terms of sustainability.*

C. That the Council's adopted Sustainable Energy Strategy should be referenced as a guide to Developers on this site under the 'Yew Tree Farm Design Objectives' title on page 1668 of the Book of Reports (Page 15 of the Yew Tree Farm SPD).

D. That the Sustainable Energy Strategy should be referenced under the 'Climate' heading on page 1679 of the Book of Reports (Page 26 of the Yew Tree Farm SPD).

E. That the Lancashire and Blackpool Drainage Local Flood Risk Management Strategy should be referenced under the 'Drainage' heading on page 1680 of the Book of Reports (Page 27 of the Yew Tree Farm SPD).