



## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 April 2021 in the Members Lounge via WebEx. Members of the public were able to view via YouTube Live Stream (<https://www.youtube.com/WyreCouncil>).

---

### **Planning Committee members present:**

Councillors Moon, Ballard, I Amos, R Amos, Lady D Atkins, Catterall, Ingham, Le Marinel, Orme, Raynor, Stirzaker, D Walmsley and O'Neill

### **Apologies for absence:**

Councillor Holden

### **Other councillors present:**

Councillor Robinson

### **Officers present:**

Marianne Unwin, Assistant Democratic Services Officer  
David Thow, Head of Planning Services  
Lyndsey Hayes, Planning Development Manager  
Carmel White, Solicitor  
Peter Foulsham, Democratic Services and Scrutiny Manager  
Ryan Arrell, Tree and Woodland Officer

---

### **PA.43      Declarations of interest**

None.

### **PA.44      Confirmation of minutes**

The minutes of the Planning Committee meeting held on 3 March 2021 were **approved** as a correct record.

### **PA.45      Appeals**

The Committee noted the Schedule of Appeals lodged and decided between 14 February 2021 – 15 March 2021 as set out on pages 3 – 4 of the Agenda pack. Any Member requiring any further details or clarification on any appeal should contact the relevant Case Officer.

**PA.46 Tree Preservation Order No12 of 2020**

The Corporate Director Environment, Mark Billington, submitted a report to the Committee, to consider the objections and determine whether to confirm the making of Wyre Borough Council Tree Preservation Order No12 of 2020 – land at Blackpool Road, Carleton, FY6 7QA.

The Tree and Woodland Officer, Ryan Arrell, introduced the report to members.

Due to the lifting of the Covid-19 Government lockdown restrictions, a site visit took place, in groups of six, to assist members when considering the matter.

It was proposed by Councillor Moon, seconded by Councillor D Atkins and a decision was taken that the Wyre Council Tree Preservation Order No 12 of 2020 be **confirmed**, as per the recommendation.

**PA.47 Planning applications**

The Head of Planning Services submitted two reports to be considered.

**PA.48 Application A - Land South Of Prospect Farm, West Of A6, Garstang (20/00212/FULMAJ)**

The application was brought to committee for determination as the proposed delivery of the housing site allocation and supporting Green Infrastructure (GI) was different to the typical approach usually taken, as in this case the Green Infrastructure provision would be largely provided outside the allocation on land designated as countryside.

Due to the lifting of the Covid-19 Government lockdown restrictions, a site visit took place, in groups of six, to enable councillors to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained an update to the recommendation to exclude education contributions and suggested that updated conditions be imposed.

During discussions, some members raised concerns over road and pedestrian safety along the A6.

Following further deliberations, it was proposed by Councillor Le Marinel, seconded by Councillor Orme, and a decision was taken that the application be **deferred** and brought back to Planning Committee, under the provisions of Town and County Planning Act 1990, following further consideration by the applicant and LCC Highways to the type and siting of the pedestrian crossing on the A6 to address Member concerns about pedestrian safety.

**PA.49      Application B - Land Off Stricklands Lane, Stalmine, FY6 0LL  
(20/01175/FULMAJ)**

The application was brought before the Planning Committee for deliberation at the request of Councillor Robinson. In addition, the development of this site, which forms part of an allocated site in the Wyre Local Plan, is of strategic importance, and part of the proposal includes a use, which does not fall within the relevant site allocation policy.

Due to the lifting of the Covid-19 Government lockdown restrictions, a site visit took place, in groups of six, to enable councillors to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained additional information on the education position, Lead Local Flood Authority position and the Drainage Engineer's position. The update sheet also referred to amended plans received and suggested that additional conditions be imposed.

Johnathan Holmes spoke in objection to the application.

Paul Sedgwick spoke in support of the application.

Councillor Julie Robinson, Wyre Borough Ward Councillor for Hambleton and Stalmine, spoke objecting to the application.

Councillor John Shedwick, Lancashire County Councillor for Thornton and Hambleton Division, spoke objecting to the application.

Members conveyed concerns over the appearance and the size of the proposed care home blocks.

A proposal was put forward by Councillor Orme and Councillor Atkins to refuse the application; however this proposal was later withdrawn.

Following further debate, it was proposed by Councillor Le Marinel, seconded by Councillor Stirzaker, and a decision was taken that the application be **deferred** and brought back to Planning Committee, under the provisions of Town and County Planning Act 1990, following further consideration by the applicant to the scale and massing of care home block A and whether this can be reduced to have a more appropriate impact on the street scene character.

The meeting started at 2.00 pm and finished at 3.43 pm.

**Date of Publication: 09 April 2021.**