

## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 October 2018 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

---

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

Councillors Rita Amos, Ian Amos, Sue Catterall, Lady Dulcie M Atkins, Howard Ballard, Emma Ellison, Ron Greenhough, Tom Ingham, Paul Moon, Phil Orme, Cheryl Raynor and Ron Shewan

### **Apologies:**

Councillor(s) Graham Holden and Terry Lees

### **Other councillors present:**

Councillor(s) Alan Vincent and Patsy Ormrod

### **Officers present:**

David Thow, Head of Planning Services  
Lyndsey Hayes, Planning Development Manager  
Carmel White, Solicitor  
Carole Leary, Democratic Services Officer

28 members of the public attended the meeting.

No press were present at the meeting.

---

### **PA.28      Declarations of Interest**

None.

### **PA.29      Confirmation of Minutes**

The minutes of the Planning Committee meeting held on Wednesday 5 September, 2018 were confirmed as a correct record.

### **PA.30      Appeals**

The Head of Planning Services submitted a report on appeals lodged and decided between 15 August 2018 – 15 September 2018.

**Resolved**

That the position regarding the appeals, as set out on pages 1 – 6 of the report be read and noted and that any Member requiring any further details of clarification on any appeal, should contact the relevant Case Officer.

### **PA.31 Planning Applications**

The Head of Planning Services submitted applications and reports to be considered:-

17/00267/OUTMAJ – Selbys Pig Farm, Little Tongues Lane, Preesall, Lancashire, FY6 0PD. Outline application for the erection of 10 dwellings.

An Update sheet with additional information was issued over the internet and also handed out at the planning meeting. This information came forth, since the Agenda was published, for this application.

18/00008/FUL – Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire, FY5 3TS – McDonalds two storey Restaurant, with drive thru.

An Update sheet with additional information was issued over the internet and also handed out at the planning meeting. This information came forth, since the Agenda was published, for this application.

Other applications associated with the McDonalds two storey Restaurant were for advertisement consent:-

Agenda item's 3, 4 and to 5:-

18/00010/ADV

18/00011/ADV

18/000123/ADV

### **Reports of the Head of Planning Services on planning applications to be determined at this meeting**

#### **a) Application Refused**

**RESOLVED** that the undermentioned application be **REFUSED** under the provisions of the Town and Country Planning Act 1990, as set out below:

**Item 1 – Selbys Pig Farm, Little Tongues Lane, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0PD**

#### **Application Number 17/00267/OUTMAJ**

Messrs Gornall & Dewhurst. Outline application for the erection of 10 dwellings with access from Little Tongues Lane/Bourbles Lane and layout applied for (all other matters reserved). Selbys Pig Farm, Little Tongues Lane, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0PD.

The outline application was before Planning Committee for a second time. It

was initially presented on the 6 June 2018. At that particular meeting, the Committee resolved to grant outline planning permission subject to conditions, with the planning permission to be issued after a tree issue at the site entrance was resolved, and the completion of a S106 legal agreement to secure appropriate contributions towards local education and affordable housing provision. That full report was enclosed with the update report, in the body of the Planning Agenda.

The decision had not been issued pending completion of the s106 agreement required to contribute towards local education and affordable housing provision.

When the application was presented to the 6 June 2018 Planning Committee the Council was unable to demonstrate a five year housing land supply and therefore paragraph 14 (presumption in favour of sustainable development) of the National Planning Policy Framework (NPPF) was engaged. Since that time, the Emerging Local Plan has reached a more advanced stage and the revised NPPF has been published, resulting in a material change in circumstance in terms of the Council's housing land supply position. The Council can now demonstrate a 5+ years housing supply. As the decision has not been issued and applications must be determined on the basis of material considerations at the time of the decision, Members were now required to reconsider the application and to take into account the changed circumstances.

The Applicant was present at the meeting, supported by his Agent. He spoke to the Committee supporting his application.

The Committee gave consideration to the Update sheet with additional information on, which has been circulated to members of the Committee before the meeting.

**Resolved** that the application be refused as per the recommendation in the report of the Head of Planning Services for the following reason:-

The application site is located in an area of open countryside outside of the identified settlement boundary of Preesall in both the adopted Wyre Borough Local plan and emerging Wyre Local Plan. The proposed development by reason of its scale, density and domestic built form, would introduce residential development to the locality which would result in an unacceptable and unnecessary encroachment/projection into the Countryside Area, to the detriment of its character and appearance. As a consequence, the proposal would be contrary to saved Policies SP13 and SP14 of the Adopted Wyre Borough Local Plan, Policies SP1, SP2, and SP4 of the Emerging Local Plan and the provisions of the NPPF in particular, Sections 5 and 15.

#### **b) Application Refused**

**RESOLVED** that the undermentioned application be **REFUSED contrary to the Officers recommendation**, under the provisions of the Town and Country Planning Act 1990, as set out below:

## **Item 2 – Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire, FY5 3TS**

### **Application Number 18/00008/FUL**

McDonalds Restaurant Ltd, and WM Morrison Supermarkets PLC. Erection of two-storey restaurant with associated drive thru (Class A3/A5), car parking, landscaping and associated works, installation of outdoor seating area and two customer order displays. 3m high acoustic fence to boundaries. 6 CCTV cameras on building. Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire, FY5 3TS.

This application was brought to Committee at the request of Councillor Alan Vincent. Committee Members had the benefit of a site visit before the public meeting, to allow Members to see the site context and include the relationship with the neighbouring properties.

The Committee gave consideration to the Update sheet with additional information on, with an additional consultation response and changes to one of the conditions and reasons, with also an additional representation.

Four Members of the Public and the two Ward Councillors for Victoria and Norcross spoke to the Committee, objecting to the Application.

The Agents for McDonalds attended the meeting. One spoke in support of the Application, but both were asked questions of clarification by the Members.

The Committee members debated the application generally, including the impact that the proposed development would have on residential amenity.

### **The application was refused contrary to the Officers Recommendation for the following reason:-**

The design and layout of the development in relation to the neighbouring residential dwellings will result in an unacceptable reduction in residential amenity enjoyed by the occupiers of those properties due to reasons of increase in noise and disturbance, light and air pollution caused by activity associated with the development including vehicular movements, running engines and idling traffic in close proximity to the dwellings and their associated private amenity space. As such the proposed development will conflict with the provisions of saved policy SP14 of the Wyre Borough Local Plan and draft policy DCMP3 of the Emerging Wyre Borough Local Plan which seeks high standards of design and amenity for all types of development and with the National Planning Policy Framework.

### **c) Applications deferred**

The Head of Planning Services informed the Committee that the agent for the following applications had indicated that they were to be withdrawn following the decision on Item 2.

**Item 3 - Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire FY5 3TS**

**Application Number 18/00010/ADV**

**Item 4 - Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire FY5 3TS**

**Application Number 18/00011/ADV**

**Item 5 - Morrisons Supermarket Car Park, Amounderness Way, Thornton Cleveleys, Lancashire FY5 3TS**

**Application Number 18/000123/ADV**

**Resolved: That agenda Items 3, 4 and 5 be DEFERRED** pending written confirmation from the agent that the applications are to be withdrawn.

The meeting started at 2.00 pm and finished at 3.40 pm.

**Date of Publication:** Friday 4 October, 2018