

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 5 December 2018 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors I Amos, Catterall, Atkins, Ballard, Ellison, Greenhough, Ingham, Lees, Moon, Orme, Raynor and Shewan

Apologies for absence:

Councillor(s) R Amos and Holden

Other councillors present:

Councillor Fail

Officers present:

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

1 member of the public was present at the meeting.

No press were present at the meeting.

PA.36 Declarations of Interest

None.

PA.37 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 7 November, 2018 were confirmed as a correct record.

PA.38 Appeals

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

Resolved

That the position regarding the appeals, as set out on pages 11 – 14 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.39 Planning Applications

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

18/00643/OUTMAJ – 29 – 31 Coronation Road, Thornton Cleveleys, Lancashire, FY5 1DQ. Outline application for the erection of a 48 bedroom nursing home (Use Class C2) (following the demolition of existing dwellings) with access, layout and scale applied for (all other matters reserved).

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.

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 County Planning Act 1990, as set out below:

Item 1 – 29 – 31 Coronation Road, Thornton Cleveleys, Lancashire, FY5 1DQ

Application Number 18/00643/OUTMAJ

Movern Care Centre. Outline application for the erection of a 48 bedroom nursing home (Use Class C2) (following the demolition of existing dwellings) with access, layout and scale applied for (all other matters reserved).

The application was before Members at the request of Councillor Fail. A site visit took place, so Committee Members had the benefit of seeing and understanding the proposal and its setting beyond the plans submitted, and the photographs taken by the case officer.

A Member of the Public and a Jubilee Ward Councillor, spoke to the Committee, as objectors to the application.

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

The Committee members debated the application generally, including the

impact that the proposed development would have on the streetscene and residential amenity within the area.

Resolved that the application be **REFUSED** contrary to the **Officers recommendation**, for the following reason:-

The scale and massing of the development in relation to the neighbouring built form would be out of keeping with the street scene character in this part of Coronation Road and in the wider area, resulting in an unacceptable impact on visual amenity, and would also fail to provide the minimum 21 metre interface distance resulting in an unacceptable impact on the amenity of the occupiers of properties facing the development caused by overlooking. As such the proposed development will conflict with the provisions of saved policy SP14 of the Wyre Borough Local Plan, the provisions of the council's Supplementary Planning Guidance 4 'Spacing Guidance for New Housing Layouts', and draft policy CDMP3 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.

The meeting started at 2.00 pm and finished at 2.55 pm.

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