



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 March 2024 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Rendell, Lady D Atkins, Amos, Catterall, Livesey, Rimmer and Belshaw

Absent- apologies received:

Councillors Fielding, Higgs, Higginson, Preston and Raynor

Other councillors present:

Councillors Le Marinel

Officers present:

George Ratcliffe, Assistant Democratic Services Officer

Karl Glover, Development Manager

Steve Smith, Head of Planning and Regeneration

Angela Parkinson, Solicitor

Ryan Arrell, Tree and Woodland Officer

Four members of the public attended the meeting.

PA.60 Declarations of interest

None.

PA.61 Confirmation of minutes

The minutes of the meeting of the Planning Committee held on Wednesday 7 February 2024 were confirmed as a correct record by those who were in attendance.

PA.62 Appeals

The committee noted that there were no Appeals lodged and decided between 15 January 2024 and 15 February 2024.

PA.63 Planning applications

PA.64 Application 1 - 6 Breck Road Poulton le Fylde 23/00705/FUL

The application was brought before members for consideration at the request of Councillor Le Marinel who cited concerns in relation to the impacts on residential amenity arising from the proposal.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

The Planning Development Manager introduced the report. The application was for the proposed shop front replacement, following demolition of existing shop front. He highlighted that this area of the town was defined as a primary shopping area with a secondary frontage in the adopted Local Plan and was within the Poulton-le-Fylde Conservation Area and Town Centre.

Wyre Borough Councillor for Breck ward, Peter Le Marinel, spoke on the application.

Councillor Catterall asked a question of the speaker.

Simon Liptrott, acting as the applicant, spoke in favour of the application.

Councillor Rimmer asked a question of the speaker.

The Head of Planning and Regeneration explained that the concerns raised during the public speaking were factually accurate but related to the rear gardens in terms of hours of operation.

Councillor Rimmer asked for clarification regarding the decision to prevent the opening of the retractable windows after 19:00 hours.

Councillor Amos proposed the recommendation to approve the application to the committee, and Councillor Belshaw seconded the proposal. It was resolved to approve the application as per the Officers recommendation subject to the conditions set out below:

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition was 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 should 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 24.08.2023 including the following plans/documents:
 - Location plan received on 20.07.23
 - Proposed plans and elevation drawing 1994.01 received on 20.07.23

The development should be retained hereafter in accordance with this

detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority should be satisfied as to the details.

3. The development should be carried out strictly using those materials specified on the approved plan 1994.01 unless other minor variations were 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).

4. The bi-folding window on the front elevation as shown on the approved plan should be closed at 19.00hrs on any given day and should remain closed until 09:00hrs on the following day.

Reason: To avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan and the National Planning Policy Framework.

PA.65 Wyre Council Tree Preservation Order No 2 of 2024: Land west of 2 Eaton Way, Poulton le Fylde, FY6 8DS

The Corporate Director Environment submitted a report for the committee to consider the objection to the making of the Wyre Council Tree Preservation Order No 2 of 2024: Land west of 2 Eaton Way, Poulton-le-Fylde, FY6 8DS.

The committee had visited the site.

The Tree & Woodland Officer, Ryan Arrell, introduced the report.

Councillor Livesey asked for clarification regarding highway maintenance.

The Chair asked the committee to consider the recommendation. It was proposed by Councillor Lady Atkins and seconded by Councillor Belshaw that the tree preservation order be approved in accordance with the Officer recommendation. It was resolved to confirm the Council Tree Preservation Order No 2 of 2024: Land west of 2 Eaton Way, Poulton-le-Fylde, FY6 8DS without modification for the reasons set out in the officer report.

The meeting started at 2.00 pm and finished at 2.24 pm.

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