



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 3 April 2019 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors R Amos, I Amos, Catterall, Atkins, Ballard, Ellison, Gibson, Lees, Orme, Raynor and Shewan

Apologies for absence:

Councillors Holden, Ingham and Moon

Officers present:

David Thow, Head of Planning Services
Lyndsey Hayes, Planning Development Manager
Carmel White, Solicitor
Peter Foulsham, Scrutiny Officer
Emma Keany, Governance Trainee

Three members of the public attended the meeting.

Councillor Howard Ballard chaired the meeting in the absence of Councillor Paul Moon.

A minute's silence was held to remember Alderman Harry Taylor and Alderman Gordon McCann, both of whom sadly passed away recently.

PA.48 Declarations of Interest

None.

PA.49 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 6 March 2019 were confirmed as a correct record.

PA.50 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 February 2019 and 15 March 2019.

Resolved

That the position regarding the appeals, as set out on pages 1 – 11 of the agenda, be noted and that any Member requiring any further details or clarification on any appeal, should contact the relevant Case Officer.

PA.51 Planning Applications

The Head of Planning Services submitted an application and report to be considered.

19/00007/FULMAJ – Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR3 1FU. Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ to allow for full demolition of existing building and the erection of a three-storey building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and re-configured car parking.

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 – Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR31FU

Application Number 19/00007/FULMAJ

Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR3 1FU. Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ to allow for full demolition of existing building and the erection of a three-storey building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and re-configured car parking.

The application was before the committee at the request of Councillor Lady Atkins. The previous application 16/00550/FULMAJ was also considered by the Planning Committee on 22 March 2017 as it was a major development of strategic importance. As such, it was considered appropriate for this Section 73 planning application to be considered and determined by the committee.

The committee made a site visit prior to the meeting to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Two members of the public, Mr Brooks and Mr Allan, made representations objecting to the application.

The committee gave full consideration to the report and to the verbal submissions made at the meeting.

Resolved that the application be refused, contrary to the recommendation in

the report, for the following reason:

The proposed development to allow the full demolition of the existing building, including the existing front and side facades, would result in unacceptable harm to the heritage value of Garstang Conservation Area contrary to policy CDMP5 of the Wyre Borough Local Plan.

The meeting started at 2.00 pm and finished at 2.36 pm.

Date of Publication: Thursday 4 April 2019