



## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 6 December 2017 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

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

Councillors Rita Amos, Ian Amos, Howard Ballard, Ron Greenhough, Tom Ingham, Terry Lees, Paul Moon, Phil Orme, Cheryl Raynor, Ron Shewan, Evelyn Stephenson and Shaun Turner

### **Apologies:**

Councillor(s) Graham Holden and Kerry Jones

### **Other councillors present:**

Councillors Marge Anderton, Lorraine Beavers, Emma Ellison and Julie Robinson

### **Officers present:**

David Thow, Head of Planning Services  
Mark Lynch, Development Manager  
Karl Glover, Senior Planning Officer  
Mary Grimshaw, Senior Solicitor and Deputy Monitoring Officer  
Peter Foulsham, Democratic Services Officer

20 members of the public were present at the start of the meeting.

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### **PA.32      Declarations of Interest**

Councillor Raynor declared a significant interest in Planning Application 17/00745/FULMAJ on agenda item 6 (Planning Applications). She said that she was a member of Fleetwood Town Council, but did not take part in discussions about planning matters. She did not consider that that this interest gave rise to a perception of a conflict of interest or was likely to prejudice her judgment and therefore would participate and vote on the item.

Councillor Greenhough declared a significant other interest in Planning Application 17/00745/FULMAJ on agenda item 6 (Planning Applications) as he owned a property on Macbeth Road, although the property was a considerable distance from the site of the application at Laidleys Walk (17/00745/FULMAJ). He did not consider that this interest gave rise to a perception of a conflict of interest or was likely to prejudice his judgment and therefore would participate and vote on the item.

**PA.33 Confirmation of Minutes**

The minutes of the Planning Committee meeting held on Wednesday 4 October 2017 were confirmed as a correct record.

**PA.34 Appeals**

The Head of Planning Services submitted a report on appeals lodged and decided between 15 September 2017 and 15 November 2017.

**Resolved**

That the position regarding the appeal as set out in the report be read and noted and that any member requiring any further details or clarification should contact the relevant case officer.

**PA.35 Election of Vice-Chairman**

Councillor Shaun Turner had notified his intention to stand down as Vice Chairman of the committee in the light of his significant workload commitments at Lancashire County Council.

**RESOLVED** that Councillor Paul Moon be appointed Vice Chairman of the Planning Committee for the remainder of the municipal year 2017/18.

**PA.36 Planning Applications**

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

17/00862/OUT – Land adjacent Moss Hey Farm, Mill Lane, Hambleton, Lancashire, FY6 9DE

17/00745/FULMAJ – Lakeland View, Laidleys Walk, Fleetwood, Lancashire, FY7 7JL

The Head of Planning Services also submitted an update sheet in relation to application 17/00862/OUT, referring to additional information to the report since the agenda had been published.

**PA.37 Applications Refused**

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

**17/00862/OUT**

The application came before the committee at the request of Councillor Robinson, the ward councillor for Hambleton and Stalmine. Members had the benefit of a site visit prior to the public meeting.

Councillor Robinson addressed the committee in support of the application.

Mr James Cornthwaite, the applicant also addressed the committee.

The application was refused for the following reasons set out in the report, additional points contained in the update sheet having also been considered:

- 1) The application site relates to an undeveloped parcel of agricultural land and is located in a detached rural location within the defined countryside area of Hambleton approximately 480m outside of the defined village settlement boundary. The site is located on the eastern side of Mill Lane south of the junction with Moss Lane. These lanes are both narrow, winding and rural in character which are unlit and have no pedestrian footpaths. Consequently the development is considered to be sited in an unsustainable, detached and isolated location due to the lack of immediate, direct and safe access to key community services and infrastructure which realistically can only be accessible by using a private motor car. The development would not amount to sustainable development and would represent an unjustified and isolated new dwelling in the countryside, contrary to locational guidance contained within the National Planning Policy Framework, in particular paragraphs 17 and 55.
- 2) The application site is located in a prominent rural, countryside location and is visible from many surrounding public vantage points. It is the opinion of the local planning authority that the construction of 1 new dwelling on this parcel of undeveloped agricultural land would introduce an unjustified form of domestic development which is considered to be wholly out of keeping with and visually harmful to the intrinsic character and beauty of this area of countryside, which is characteristically rural and open. As such the development would be contrary to guidance set out within the NPPF and (saved) Policies SP13, SP14 of the Adopted Wyre Borough Local Plan.

#### **PA.38 Applications Deferred**

**RESOLVED** that the undermentioned application be **DEFERRED**

##### **17/00745/FULMAJ**

The application came before the committee at the request of Councillor M Anderton, the ward councillor for Warren Ward. Members had the benefit of a site visit prior to the public meeting.

Three members of the public, David Waghorn, Isobel Wilkie and Tracy McCormick addressed the committee, objecting to the application. Fleetwood Town Councillor Norah Stuchfield, Wyre Councillor Marge Anderton and County Councillor Lorraine Beavers also spoke, objecting to the application.

The applicant, Steven Wylie, spoke to the committee in support of the application.

Members discussed the report and resolved that the application be deferred so that officers could contact the applicant and seek amended plans which address the issues and concerns raised in the debate, and particularly the lack of off street car parking to serve the development. The application would be brought back to the Planning Committee for a decision at a future meeting.

The meeting started at 2.00 pm and finished at 3.16 pm.

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