

Planning Committee Agenda

**Planning Committee meeting on Wednesday, 22 March 2017 at 2.00 pm
in the Council Chamber, Civic Centre, Poulton-le-Fylde**

1. Apologies for Absence

2. Declarations of Interest

Members will disclose any pecuniary and any other significant interests they may have in relation to the matters under consideration.

3. Confirmation of Minutes

To confirm as a correct record the minutes of the meeting of the Planning Committee held on Wednesday 1 March 2017 (already circulated by email).

4. Cover report for all planning applications below

(Pages 1 - 16)

Report of the Head of Planning Services.

5. Planning Applications

(Pages 17 -
280)

Background Papers:

In preparing the following reports on this agenda the following documents have been used:

1. The Wyre Borough Local Plan (1999)
2. Wyre Borough Core Strategy Preferred Options document (March 2012)
3. Wyre Local Plan Issues and Options (June 2015)
4. Joint Lancashire Minerals and Waste Local Plan
5. Statements of Government Policy/advice (NPPF, NPPG, Circulars etc.)
6. Supplementary Planning Documents and evidence base documents specifically referred to in the reports
7. The application file (as per the number at the head of each report)

8. The forms, plans, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports
9. Any additional information specifically referred to in each report.

These Background Documents are available either on line, or for inspection by request at Planning Services, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU

- (a) Schedule of applications to be considered
- (b) Reports of the Head of Planning Services:-

- Item 01, Erection of 3 Storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with associated new and reconfigured car parking – Garstang Business and Community Centre, 96 High Street, Garstang, Preston, Lancashire, PR3 1EB – 16/00550/FULMAJ
- Item 02, Outline planning permission for the erection of up to 269 dwellings, up to 5,532sqm of Class B1a offices, up to 3,957sqm of Class B1c light industrial floor space, up to 495sqm (gross) Class A1 convenience store, up to 300sqm (gross) Class A3 Coffee shop with associated landscaped open spaces and pedestrian/cycle link to Garstang with access taken from the A6 and Nateby Crossing Lane including the construction of a new roundabout and reconfiguration of the A6 (resubmission 14/00458/OULMAJ) – Land to the West of the A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane and Croston Barn Lane, Nateby, Garstang, PR3 1DY – 16/00241/OULMAJ
- Item 03, Outline planning permission seeking to agree means of access for residential development for up to 183 dwellings including provision of 3G sports pitch and associated parking facilities with access taken from the A6 and Gubberford Lane – Land East of Lancaster New Road, Cabus, Lancashire, PR3 1NL – 16/00230/OULMAJ
- Item 04, Outline application with all matters reserved apart from access for residential development for up to 66 houses and a medical centre - Daniel Fold Farm, Daniel Fold Lane, Catterall, Preston, Lancashire, PR3 0JZ – 16/00144/OUTMAJ
- Item 05, Outline application for a mixed use development of up to 72 dwellings and up to 320sqm (gross) retail floor space (Use Class A1) with associated access from the A6 (all other matters reserved) – Land off Garstang Road, Barton, Preston, Lancashire, PR3 5DQ - 16/00625/OUTMAJ

- Item 06, Outline application for erection of up to 34 dwellings with access applied for off the A6 (Re-submission of 15/00549/OUTMAJ) - Land Rear of Shepherds Farm, 771 Garstang Road, Barton, Lancashire – 16/00807/OUTMAJ
- Item 07, Outline application (all matters reserved) for residential development and associated infrastructure – Land at Garstang Road, Bowgreave, Lancashire – 15/00420/OUTMAJ (
- Item 08, Outline application seeking to agree means of access for the erection of up to 95 dwellings - Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave, Preston, Lancashire, PR3 1YE – 15/00891/OUTMAJ
- Item 09, Outline application for residential development for up to 49 dwellings with access applied for off Calder House Lane - Land off Calder House Lane, Barnacre With Bonds, Lancashire, PR3 1ZE – 15/00928/OUTMAJ

PLEASE NOTE:

Transport for members will leave the Civic Centre for the **Nine Site Visits at 9am.**