

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 February 2018 at the Council Chamber, Civic Centre, Poulton-le-Fylde.

Planning Committee members present:

Councillors Rita Amos, Ian Amos, Lady Dulcie M Atkins, Howard Ballard, Emma Ellison, Graham Holden, Terry Lees, Paul Moon, Phil Orme, Cheryl Raynor and Ron Shewan

Apologies:

Councillor(s) Ron Greenhough, Tom Ingham and Evelyn Stephenson

Officers present:

David Thow, Head of Planning Services
Lucy Lowcock, Planning Officer
Carmel White, Solicitor
Carole Leary, Democratic Services Officer

Non-Committee Members and Officers present: None.

7 Members of the Public were present at the start of the meeting.

The press were not present.

PA.39 Declarations of Interest

None.

PA.40 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 6 December, 2017 were confirmed as a correct record.

PA.41 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 November 2017 and 15 January 2018.

Resolved

That the position regarding the appeals, as set out on pages 1 – 12 of the report be read and noted and that any Member requiring any further details or clarification on any Appeal, should contact the relevant Case Officer.

PA.42 Planning Applications

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

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

17/01056/FUL – 4A Bispham Road, Thornton Cleveleys, Lancashire, FY5 1DG

The Head of Planning Services also submitted an ‘update sheet’ on Item 01 of the agenda, referring to additional information to the report since the agenda had been published.

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

PA.43 a) Application Refused

RESOLVED that that if Wyre Borough Council were the determining Authority for the undermentioned application planning permission would have been **REFUSED** under the provisions of the Town and Country Planning Act 1990 for the reasons set out below:

17/00745/FULMAJ

TAS Ltd. Erection of a three storey residential care home for use within Use Class C2 including car parking with vehicular and pedestrian access and associated landscaping. Lakeland View, Laidleys Walk, Fleetwood, Lancashire, FY7 7JL.

This application was considered by the Planning Committee at its meeting on 6 December 2017, following a site visit. At that meeting, a decision was made to defer the application, so that officers could go back to the applicants to seek further details, as stated within the report. A full update was given to all members within the report and also the notification that on 3 January 2018 an email was received by the Planning department, confirming that an appeal against non-determination of the application had already been lodged with the Planning Inspectorate.

As the matter is now at appeal and no formal determination was made on this application, officers sought a resolution from the Planning Committee as to how they would have determined the application, had it not been appealed. The Head of Planning Services advised that the resolution will form the basis

of the council's position at appeal.

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

It was resolved that the application would have been refused for the following reasons:

1. The proposed building, by reason of its design, scale, mass and position in relation to surrounding residential properties, would have an overbearing and obtrusive impact on those properties, and resultant loss of daylight, affecting in particular, 5-8 Malcolm Place and 62 and 64 Macbeth Road, to the detriment of the residential amenity that those properties should expect to enjoy, contrary to the provisions of policy SP14 of the adopted Wyre Borough Local Plan and policy CDMP3 of the submission draft of the emerging Local Plan.
2. The proposed building, by reason of its design, scale, mass and position in relation to surrounding residential properties, would result in overlooking of those properties from the first and second floor bedrooms and communal lounges serving the development to the detriment of the residential amenity that those properties should expect to enjoy, contrary to the provisions of policy SP14 of the adopted Wyre Borough Local Plan and policy CDMP3 of the submission draft of the emerging Local Plan.
3. The proposed development, by reason of its scale, in terms of number of bedrooms, would only be served by 16 car spaces to meet its needs. This is considered insufficient to meet the needs of the development and would result in significant levels of vehicle movements and parking on surrounding local roads to the detriment of the proper use of those roads and the safety of those road users and local residents, contrary to the provisions of policy SP14 of the adopted Wyre Borough Local Plan and policies CDMP3 and CDMP6 of the submission draft of the emerging Local Plan.

Councillor Lees left the meeting after the determination of this item and did not return to the meeting.

PA.44 b) Application Approved

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

17/01056/FUL

MJV and Co. Change of use of ground floor retail (A1) and first and second floor residential (C3) to create office use on all floors (A2). 4A Bispham Road, Thornton Cleveleys, Lancashire, FY5 1DG.

The application was before the Committee as the applicant is a member of the Council.

The Committee resolved to grant planning permission subject to conditions set out below:-

Conditions and Reasons: -

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

Reason: This condition is 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 shall 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 14 November 2017 including the following plans/documents:

- Change of Use from A1 to A2 - Ground Floor Plans Project No. 2017_16-Rev 0 Sheet No. 1
- Change of Use from A1 to A2 - First Floor Plans Project No. 2017_16-Rev 0 Sheet No. 2
- Change of Use from A1 to A2 - Loft Plans and Elevations Project No. 2017_16-Rev 0 Sheet No. 3
- Change of Use from A1 to A2 - Sections Project No. 2017_16-Rev 0 Sheet No. 4
- Change of Use from A1 to A2 - Site Layouts Project No. 2017_16-Rev 0 Sheet No. 5

The development shall be retained hereafter in accordance with this detail.

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

3. The use hereby permitted shall not operate outside the hours of 8.30am to 6.00pm Mondays to Saturdays and no operations on Sundays or Bank Holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy SP14 of the adopted Wyre Borough Local Plan (July 1999).

The meeting started at 2.00 pm and finished at 3.10 pm.

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