



Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 4 April 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, Ron Greenhough, Graham Holden, Tom Ingham, Terry Lees, Paul Moon, Phil Orme, Cheryl Raynor and Ron Shewan

Apologies:

Councillor(s) Evelyn Stephenson

Officers present:

David Thow, Head of Planning Services
M Lynch, Interim Development Manager
Karl Glover, Planning Officer
Carmel White, Solicitor
Ryan Arrell, Tree and Woodland Officer
Carole Leary, Democratic Services Officer

Non-Committee Members and Officers present: County Councillor Matthew Salter for Item 01.

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

The press were not present.

PA.51 Declarations of Interest

Councillor Ingham declared an Other Significant Interest in Planning Application 01 – 17/00933/OUTMAJ – Outline application for up to 11 new residential dwellings with access applied for off Cart Gate (All other matters reserved) – Springfield Cottage Farm, Cart Gate, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NP – as he has a family association with a person affected by the decision made on this item, such that may give rise to a perception of a conflict of interest and left the room before the item was being discussed and had no involvement in the decision making.

Councillor Orme declared an Other Significant Interest on Item 01 - 17/00933/OUTMAJ – Outline application for up to 11 new residential dwellings with access applied for off Cart Gate (All other matters reserved) – Springfield Cottage Farm, Cart Gate, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NP – in that he is a Councillor of Preesall of Town Council where he had not taken part in deliberations on this application. He did not consider that this gave rise to a perception of a conflict of interest and/or was likely to prejudice his judgement, nor did it amount to an issue of pre-determination and bias and therefore he stayed in the meeting and spoke and voted upon the item.

Councillor Ballard declared that he had an Other Significant Interest on Item 03 – 17/00320/FULMAJ - Erection of 17 houses and associated works (Re-submission 16/00514/FULMAJ) – Land off Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU – because he felt his participation may give rise to the perception of a conflict of interest and/or was likely to prejudice his judgement, therefore he left the room before the item was being discussed and had no involvement in the decision making.

Councillor Ellison indicated in relation to Item 03 – 17/00320/FULMAJ - Erection of 17 houses and associated works (Re-submission 16/00514/FULMAJ) – Land off Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU – that she would address the Committee as a Ward Councillor having commented on the application as Ward Councillor pre-membership. Therefore, she spoke in that capacity and stayed in the room, but had no involvement in the decision making.

Councillor Lees felt he should declare an Interest on Item 03 - 17/00320/FULMAJ - Erection of 17 houses and associated works (Re-submission 16/00514/FULMAJ) – Land off Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU – in that he is a Councillor for Bourne Ward. He was satisfied that this would not prejudice his judgement, nor give rise to a conflict of interest and therefore he stayed in the meeting and spoke and voted upon the item.

PA.52 Confirmation of Minutes

The minutes of the Planning Committee meeting held on Wednesday 7 March, 2018 were confirmed as a correct record.

PA.53 Appeals

The Head of Planning Services submitted a report on appeals lodged and decided between 15 February 2018 and 15 March 2018.

Resolved

That the position regarding the appeals, as set out on pages 1 – 61 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.54 Planning Applications

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

17/00933/OUTMAJ – Springfield Cottage Farm, Cart Gate, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NP

18/00088/FUL – Garstang Show Field, Wyre Lane, Garstang, Lancashire

17/00320/FULMAJ – Land off Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU

The Head of Planning Services also submitted 'update sheets' on two of the above Items (02 & 03) of the agenda, referring to additional information to the reports since the agenda had been published.

PA.55 a) Applications Refused

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

17/00933/OUTMAJ

Mr & Mrs Halliwell. Outline application for up to 11 new residential dwellings with access applied for off Cart Gate (all other matters reserved). Springfield Cottage Farm, Cart Gate, Preesall, Poulton-Le-Fylde, Lancashire, FY6 0NP.

The application was before the Committee for consideration at the request of Councillor Orme. Members had the benefit of a site visit before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

A Preesall Town Councillor and Wyre Rural Central's County Councillor, Matthew Salter spoke to the committee, objecting to the application.

The application was **refused contrary to the officer's recommendation** for the following reason:

Reason for Refusal

- 1) The application site is located in a prominent rural position within an area of designated countryside where the land levels to the west of the site significantly increase. By reason of the projection in to the embankment the proposed dwellings and the rear gardens will be highly prominent when seen from the street scene. As a result the proposed 11 dwellings would have a visual intrusion on the character and appearance of the area and as a consequence be contrary to saved Policies SP13 and SP14 of the Adopted Wyre Borough Local Plan (July 1999) which requires development to be compatible with

other land uses and acceptable within the local landscape and also the provision of the National Planning Policy Framework in particular the Core Principles and Section 11.

17/00320/FULMAJ

Baxter Homes Ltd. Erection of 17 houses and associated works (Re-submission 16/00514/FULMAJ). Land off Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU.

The application was before the Committee for consideration, requested by Ward Councillor & County Councillor Andrea Kay. Members had the benefit of a site visit before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Councillor Ellison as a Ward Councillor spoke to the Committee, objecting to the application.

The application was **refused contrary to the officer's recommendation** for the following reason:

Reason for Refusal

- 1) The proposed development, due to its layout, density and proximity to neighbouring dwellings, would appear as an unduly cramped form of development that would fail to meet adopted spacing standards set out in the Council's SPG4 "Spacing guidance for new housing layouts" thereby leading to adverse impacts in relation to the living conditions of existing and future occupiers by virtue of overlooking, loss of outlook and noise and disturbance. The proposals would appear as an overdevelopment of the site which would be out of keeping with the prevailing character of the surrounding area and, as such, it would appear as an incongruous urban feature to the detriment of local amenity. The proposals would thereby be contrary to Policy SP14 of the adopted Wyre Borough Local Plan 1999 Saved Policies and the guidance set out in SPG4 "Spacing guidance for new housing layouts".

PA.56 b) Applications Approved

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

18/00088/FUL

Mr David Bosson. Retrospective change of use of agricultural land to sports field/rugby pitch (Use Class D2) (between the dates of 1 September to 30 April). Garstang Show Field, Wyre Lane, Garstang, Lancashire.

This application was before the Planning Committee at the request of Councillor Lady Atkins. Committee Members had the benefit of a site visit

before the public meeting, to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

The application was approved as per the Officers recommendation subject to the following Conditions and Reasons:-

Conditions, Reasons and Notes:-

1. 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 29/01/2018 including the following plans/documents:

- Site Plan GA-GRUG-01 & Site plan (Location of Pitch) Ref DF Garstang Showfield
- Access and parking Layout Plan Scale 1:500

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.

2. The Rugby Pitch/Sports Field hereby approved shall not be used outside the period of 1st September to the 30th April per calendar year.

Reason: To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Saved Policy SP14 of the Wyre Borough Local Plan.

3. Within the red edge boundary, as delineated on the proposed site plan (Ref: GA-GRUG-01; dated January 2015), the existing ground levels must remain unchanged, and no structures should be erected without the prior written approval of the local planning authority.

Reason: To reduce the risk of flooding and to ensure flood storage is not reduced.

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site (As shown as Access Point 2 on the approved site plan) shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5. Within two months of the date of this approval, the car parking and turning areas shown on the approved Parking and Access plan shall be provided in full and shall be available for use. The car parking areas shall thereafter be kept available for the parking of cars at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

Notes: -

1. The new vehicular access, within the adopted highway fronting the site will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".

PA.57 Wyre Borough Council Tree Preservation Order No 3 of 2018 - Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire

The Service Director People and Places submitted a report to the Committee, to consider the objections and determine whether to confirm the making of Wyre Borough Council Tree Preservation Order No 3 of 2018: Land to the North East of the Woodlands, Manor Mews, Poulton-Le-Fylde, Lancashire. Members considered the matter having had the benefit of viewing the site and its setting before the public meeting to understand the site and its setting beyond the plans submitted and the photos taken by the Case Officer

RESOLVED that the Tree Preservation Order ("TPO") be confirmed as per the recommendation in the report of The Service Director People and Places.

The meeting started at 2.00 pm and finished at 3.34 pm.

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