

Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 4 December 2019 at the Thornton Little Theatre, Fleetwood Road North, Thornton Cleveleys, FY5 3SZ.

Planning Committee members present:

Councillors Moon, I Amos, R Amos, Lady D Atkins, Catterall, Holden, Le Marinel, Orme, Raynor, Stirzaker and D Walmsley.

Apologies for absence:

Councillors Ballard, Ingham and Williams.

Other councillors present:

Councillors Fail and Kay.

Officers present:

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

31 members of the public and 1 member of the press attended the meeting.

PA.31 Declarations of Interest

None.

PA.32 Confirmation of Minutes

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

PA.33 Appeals

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

Resolved

That the position regarding the appeals, as set out on pages 5 – 10 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.34 Planning Applications

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

PA.35 Item 5A- Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, FY5 2NH (Application Number: 19/00764/FULMAJ)

Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings, consisting of 3 no. 2 bedroom houses, 3 no. 1 bedroom apartments and 9 no. 2 bedroom apartments with associated parking and amenity space.

The application was brought before Members of the Planning Committee for determination at the request of Councillors Ian and Rita Amos.

A site visit took place to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

An update sheet with additional information was published on the council's website and made available at the meeting, this information only having become available after the original agenda was published. The committee considered the update sheet, which contained additional information and a revision to condition 2 and 12.

Ms Levitt, Mr Johnston, Mr Fellows and Mr Robertson (members of the public) made objections to the application.

Andrea Kay (Lancashire County Councillor for Cleveleys East) made objections to the application.

RESOLVED that the application above be **REFUSED** (contrary to the recommendation) under the provisions of the Town and Country Planning Act 1990, as set out below:

- The scale, design, and massing of the development would, in the context of that which characterises the surrounding area, which comprises of predominantly bungalow properties, be out of keeping with the street scene and character of the local area, inappropriate in its context, resulting in an unacceptable impact on visual amenity and a failure to make a positive contribution to the local area. As such the proposed development will conflict with the provisions of policy CDMP3 of the Adopted Wyre Local Plan 2011-31, which seeks high standards of design for all development that is appropriate to the local context, and with the National Planning Policy Framework (NPPF).

**Item 5B- 29-31 Coronation Road, Thornton Cleveleys, FY5 1DQ
(Application Number: 19/00902/OUTMAJ)**

Outline application for the erection of a four storey 44 bedroom nursing home (Use class C2) following demolition of existing dwellings with access, layout and scale applied for (all other matters reserved) (resubmission 18/00643/OUTMAJ)

The application was brought before Members of the Planning Committee for determination at the request of Councillor Fail.

A site visit took place to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

Ms Fitzgerald (member of the public) made objections to the application.

Rob Fail (Wyre Councillor for Jubilee Ward) made objections to the application.

Paul Sedgwick, Agent of the applicant (Morvern Care Centre), spoke in favour of the application.

RESOLVED that the application above be **REFUSED** (contrary to the recommendation) under the provisions of the Town and Country Planning Act 1990, as set out below:

- The scale, design, and massing of the development would, in the context of that which characterises the street, which comprises of predominantly two storey properties, be out of keeping with the street scene and character of the local area, inappropriate in its context, resulting in an unacceptable impact on visual amenity and a failure to make a positive contribution to the local area. As such the proposed development will conflict with the provisions of policy CDMP3 of the Adopted Wyre Local Plan 2011-31, which seeks high standards of design for all development that is appropriate to the local context, and with the National Planning Policy Framework (NPPF).
- The scale, and massing of the development would, by reason of the spacing between the front of the proposed development and the residential properties on the opposite side of the road, have an overbearing and oppressive impact upon those properties and result in unacceptable levels of overlooking to those properties to the detriment of the amenity of the occupiers of those properties. As such the proposed development will conflict with the provisions of policy CDMP3 of the Adopted Wyre Local Plan 2011-31, which seeks high standards of design for all development that is appropriate to the local context, and with the National Planning Policy Framework (NPPF).

PA.37

Item 5C- Dunollie, Kepple Lane, Garstang, Preston, Lancashire, PR3 1PB (Application Number: 19/00687/REMAJ)

Reserved matters application for appearance, landscaping, layout and scale for 14 bungalows for the over 50's (C3 Use Class) and 36 retirement living apartments together with communal facilities, landscaping and car parking (following outline application 18/00973/OUTMAJ).

The application was brought before Members of the Planning Committee for determination at the request of Councillor Lady D Atkins.

A site visit took place to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

Ed Whalley, Agent of the applicants (Alan Stansfield and Margery Jean Stansfield), spoke in favour of the application.

RESOLVED that the application above be **APPROVED** (as per the recommendation) under the provisions of the Town and Country Planning Act 1990, subject to the conditions set out below:

Conditions:

1. The development shall be carried out strictly using those materials specified on the approved materials schedule (Drawing Number NW-2602-03-AC-014 Rev A) unless other minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

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 9/07/2019 including the following plans/documents:

- Site location Plan Drawing number 001
- Approach to Entrance Drawing number 002 Rev A
- View of Bungalows Drawing number 003
- View Towards Apartments Drawing number 004 Rev A
- View of Apartment Front Drawing number 005 Rev A
- Rear View of Apartments From River Side Drawing number 006 Rev A
- Proposed Elevations 1 of 2 Drawing number 007 Rev A
- Proposed Elevations 2 of 2 Drawing number 008 Rev A
- Proposed Site Layout Drawing number 009 Rev B
- Ground Floor Plan Drawing number 010 Rev A
- First Floor Plan Drawing number 011 Rev A
- Second Floor Plan Drawing number 012 Rev A
- Roof Plan Drawing number 013 Rev A

- Site Layout With Flood Risk Drawing number 015 Rev B
- Proposed Bungalow Type A Drawing number 2603-001
- Proposed Bungalow Type BR Drawing number 2603-002
- Proposed Bungalow Type BRS Drawing number 2603-003
- Bungalow Type BRF Drawing number 2603-004
- Proposed Bungalow Type B Drawing number 2603-005
- Proposed Bungalow Type C Drawing number 2603-006
- Planting plan (Sheet 1 of 2) Drawing Number NW-2602-05-LA-002
- Planting plan (Sheet 2 of 2) Drawing Number NW-2602-05-LA-003
- Landscape Layout Drawing Number NW-2602-01-LA-001
- 008 - External Works Layout Rev C
- 001 - External Works Layout Rev C
- 007 - External Works Layout Rev C
- NW-2602-03-AC-100-Site section

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. Prior to the first occupation of any of the dwelling(s)/apartments hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before any of the dwelling(s)/apartments are first occupied. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants / neighbours in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).

4. Prior to first occupation of any of the dwellings or apartments hereby approved full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of hard surfaced areas and materials (i.e. driveways, paths, structures, furniture, play equipment, benches lighting and the footpath link to the Public Right of Way).

The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of any dwelling or apartments or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Reason: To ensure appropriate hard landscaping is agreed and implemented at an appropriate time during the development and for the purpose of safety and effective use of public areas.

5. The Soft landscaping works shall be carried out in accordance with the approved details:

- Planting plan (Sheet 1 of 2) Drawing Number NW-2602-05-LA-002
- Planting plan (Sheet 2 of 2) Drawing Number NW-2602-05-LA-003
- Landscape Layout Drawing Number NW-2602-01-LA-001

Prior to first occupation of any of the dwellings or apartments hereby approved or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

6. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

7. The dwellings and apartments hereby approved shall not be first occupied until the parking / turning area(s) shown on the approved plan (Site Layout 015 Rev B) has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

8. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets and other non-highway related combined footways/ cycleway within the development, including details of a private management and Maintenance Company to be established if applicable, have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Reason: To ensure that all highways will be delivered to adoptable

standards, to ensure that highways safety is not compromised and to ensure that all highways footways and cycleways will be maintained by either LCC as Local Highway Authority or by a site management company in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

9. The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details (as shown on plan drawing numbers 008 - External Works Layout Rev C, 001 - External Works Layout Rev C, 007 - External Works Layout Rev C & NW-2602-03-AC-100-Site section

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the garage(s) hereby approved shall be retained solely for the housing of a private motor vehicle, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: To ensure that the on-site vehicle parking provision is maintained to avoid the standing of traffic on the adjoining highway to the detriment of the safety and free flow of traffic thereon and in the interest of the amenity of the street scene and in accordance with Policies CDMP3 and CDMP6 of the Wyre Local Plan (2011-31).

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwelling(s) shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwelling(s) without express planning permission from the local planning authority first being obtained.

Reason: To ensure that the Local Planning Authority have control over any future development of the dwelling(s) in the interests of preserving the character and amenity of the area

12. Prior to the commencement of development details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality, in accordance with policy CDMP3 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with

the application.

13. No part of the development shall be commenced until details of the refuse storage provision (including location, design and materials of construction) have been submitted to and approved in writing by the Local Planning Authority. The refuse storage area(s) shall be provided in accordance with the approved details prior to first occupation or first use of the development and shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the site and locality and the residential amenity of occupants and neighbours, in accordance with Policies CDMP1 and CDMP3 of the Wyre Local Plan (2011-31). The details are required prior to the commencement of the development because they were not submitted with the application.

PA.38

Item 5D- Unit 1, Drovers Mews, Park Hill Road, Garstang, PR3 1HF (Application Number: 19/00715/FUL)

Variation of condition 03 on application 18/00893/FUL (Change of use of cafe to drinking establishment (A4)) to extend opening hours Monday - Friday 08:00-23:00, Saturday 08:00 - 23:00, Sunday 08:00-23:00 and Bank Holidays 08:00-23:00.

The application was brought before Members of the Planning Committee for determination at the request of Councillor Lady D Atkins.

A site visit took place to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

Jake Salisbury, Agent of the applicant (Miss Alison Holmes), spoke in favour of the application.

RESOLVED that the application above be **APPROVED** (as per the recommendation) under the provisions of the Town and Country Planning Act 1990, subject to the conditions set out below:

Conditions:

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 11 July 2019 including the following plans/documents:

- Existing and proposed plans
- Site location plan

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 premises shall not operate or be open to the public outside the hours of:

- Monday-Friday 08.00am-11.00pm
- Saturday 08.00am- 11.00pm
- Sunday 08.00am-11.00pm
- Bank Holidays 08.00am- 11.00pm

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Adopted Wyre Local Plan.

3. Deliveries or collections of goods to or from the proposed development shall not take place outside the following hours:

- Monday-Friday 9.00am-9.00pm
- Saturday 9.00am- 9.00pm
- Sunday No deliveries
- Bank Holidays No deliveries

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Adopted Wyre Local Plan.

4. No amplified recorded or live music shall be played at any time in the outside area(s) of the application site as defined by the red edge on the approved site location plan.

Reason: To avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Adopted Wyre Local Plan and the National Planning Policy Framework.

Notes: -

1. This permission does not relate to the display of any advertisements which may require consent under the Town and Country Planning (Control of Advertisements) Regulations 1989.

2. Any extraction to the premises may require planning permission, which would be required to be obtained separately.

The meeting started at 13:30 and finished at 15:02

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