

## Planning Committee Minutes

The minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday, 7 February 2024 at the Council Chamber - Civic Centre, Poulton-le-Fylde.

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

Councillors Lady D Atkins, Rendell, Amos, Catterall, Fielding, Higgs, Higginson, Livesey, Preston, Raynor, Rimmer and Belshaw

### **Other councillors present:**

Councillors Berry and Le Marinel

### **Officers present:**

George Ratcliffe, Assistant Democratic Services Officer

Karl Glover, Development Manager

Steve Smith, Head of Planning and Regeneration

Angela Parkinson, Solicitor

Lisa Dodd, Solicitor

Rob McKillop, Senior Planning Officer

Madison Yeo, Affordable Housing Delivery Officer

Marianne Unwin, Democratic Services and Scrutiny Manager (Temporary)

14 members of the public attended the meeting.

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### **PA.54      Declarations of interest**

None.

### **PA.55      Confirmation of minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 10 January 2024 were confirmed as a correct record by those who were in attendance.

### **PA.56      Appeals**

The committee noted the Schedule of Appeals lodged and decided between 15 December 2023 and 15 January 2023. The Chair invited any Member requiring any further details or clarification on the appeal to contact the relevant case officer.

The Head of Planning and Regeneration gave a verbal update in relation to the enforcement case at 2 Breck Road.

**PA.57 Planning applications**

**PA.58 Application 1 - Normoss Farm Normoss Road 23/00624/FULMAJ**

The application was brought before members for consideration at the request of Councillors Berry and Nicholls who cited concerns in relation to the proposed development being inappropriate and located within the Green Belt. Concerns were also raised about the number of dwellings for the size of the site, and the car parking being distant from the properties they served which could result in security issues.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

An update sheet was published on the council's website, the information only having become available after the original agenda was published. The committee considered the update sheet, which contained an additional consultee response and public representation which was acknowledged by officers.

The Senior Planning Officer introduced the report. The application was for the redevelopment of a site for 21 new dwellings with associated landscaping and vehicular access. He highlighted that the site had several different uses over the years and lied within the Green Belt as defined in the Wyre Local Plan 2011-2031 (WLP31).

Wyre Borough Councillor for Hardhorn with Highcross ward, Roger Berry, spoke against the application.

Richard Lawrence, acting as the applicant, spoke in favour of the application.

Councillors Preston, Rimmer, Higginson and Fielding asked questions of the speaker.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Councillor Higginson asked for clarification regarding brownfield and greenfield sites.

Following discussion and a proposal by Councillor Amos, seconded by Councillor Lady Atkins, it was resolved to refuse the application as per the Officers recommendation for the following reasons:

1. The application site was within the Green Belt where the construction of new dwellings represents an inappropriate form of development unless very special circumstances exist, or the development represents an exception allowed under Paragraph 154 of the

NPPF. The development would fail to preserve the openness of the Green Belt and failed to meet any of the exceptions listed in Paragraph 154 of the NPPF. It had not been demonstrated that there were any very special circumstances to outweigh the harm to the Green Belt and the application would be contrary to Policy SP3 of the Wyre Local Plan and Paragraphs 152 and 154 of the NPPF.

2. The development would erode the sense of openness of the area of Green Belt and would introduce a more urban character within this area, which currently had a semi-rural character. The development would be unsympathetic to the appearance and layout of surrounding deployment and the layout would result in some of the dwellings being within close proximity, including windows being opposite other buildings. This would result in an unacceptable and harmful amenity impact for future occupiers and the development would not represent a high standard of design and would therefore conflict with Policy CDMP3 and guidance within Chapter 12 of the NPPF, as well as the Council's Supplementary Planning Guidance 4.
3. The layout did not include appropriate bin storage arrangements for all proposed dwellings which was likely to result in bins being positioned within footways and carriageways. This was likely to result in danger to both pedestrians and vehicles, particularly when bins are due for collection. Additionally, the internal layout did not allow for all future users to safely access the play area and the site access given the absence of appropriate footways. Whilst there was a bus stop on Normoss Road, the lack of a safe walking route to the site access may discourage sustainable travel options for future occupiers. The development was deemed to have a detrimental and unacceptable impact on highway safety and would conflict with Policy CDMP6 of the Wyre Local Plan and guidance within Chapter 9 of the NPPF.
4. The submitted Flood Risk Assessment (FRA) did not provide appropriate details of surface water management and the submitted drainage details do not demonstrate accordance with the drainage hierarchy set out in Policy CDMP2 of the Local Plan. Furthermore, the submitted FRA was dated 2009 and appeared to include out of date information, including maps showing drainage details and flood zones. Overall the application had not demonstrated an acceptable impact in terms of flooding and drainage and would conflict with Chapter 14 of NPPF, the National Planning Policy Guidance 'Flood Risk and Coastal Change, and Policy CDMP2 of the Wyre Local Plan.
5. An up to date bat survey had not been submitted with the application and therefore insufficient information had been submitted to assess whether the development would have an acceptable impact on protected species. Additionally, a Habitat Regulations Assessment had not been submitted with the application to assess the impact of development on the nearby Morecambe Bay and Duddon Estuary SPA/Ramsar sites. In the absence of a HRA, the application had not demonstrated that there would be an acceptable impact on the

Morecambe Bay and Duddon Estuary SPA/Ramsar sites. The application would conflict with Policy CDMP4 of the Wyre Local Plan and guidance within Chapter 15 of the NPPF as well as the Habitat and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

**PA.59      Application 2 - 35 Dallam Dell Thornton Cleveleys 23/01040/FUL**

The application was brought before members for consideration at the request of Councillor Higginson.

A site visit occurred to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

The Planning Development Manager introduced the report. The application was for a proposed change of use from 1 dwelling (Class C3) to a children's care home (Class C2). He highlighted that there were neighbouring residential properties to the sides and front and the application site was within Flood Zone 3.

John Baron spoke in objection to the application.

Councillors Catterall, Fielding and Higginson asked questions of the speaker.

Mark O'Neill spoke in objection to the application.

Councillor Catterall asked a question of the speaker.

Michelle Greenwood spoke in objection to the application.

Councillor Higginson asked a question of the speaker.

The Chair ended the public speaking portion of the meeting and opened up the members' debate.

Members raised concerns over parking, size of the property, narrow driveway and no footpaths.

Councillor Higginson asked if there had been any updates from Lancashire Constabulary and the Environmental Agency. The Planning Development Manager confirmed there had been no updates.

The Head of Planning and Regeneration clarified that the first reason for refusal related to the visual amenity of the street.

Following discussion and a proposal by Councillor Higginson, seconded by Councillor Amos, it was resolved to refuse the application as per the Officers recommendation for the following reasons:

1. The proposed change of use would result in an intensification of activity at the site, having regard in particular to the frequency and

pattern of visits by staff, and an increased demand for on-street parking. The intensification of staff movements to/from the property on a regular and frequent basis, including at unsociable times, would result in an unacceptable impact on neighbouring amenity from noise and disturbance. The intensification of vehicles associated with the development and the inadequate parking at the site would result in increased on-street parking. In this cul-de-sac setting, this would have an unacceptable impact on the visual amenity of the street, with cars parked in the street rather than off-street, which is characteristic of this road. Also, there would be unacceptable harm to the highway amenity of the street, with the potential for restricting vehicle and pedestrian movements. This would be contrary to the NPPF and Policy CDMP3 of the Adopted Wyre Local Plan.

2. The proposal did not provide details of safe access and escape routes as part of an emergency plan for the development in relation to flooding. This would present the potential for an unacceptable risk of flooding to the harm of people. This would be contrary to Section 14 of the NPPF and the National Planning Policy Guidance 'Flood Risk and Coastal Change', and Policy CDMP2 of the Adopted Wyre Local Plan.

The meeting started at 2.00 pm and finished at 2.43 pm.

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