

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1 May 2024

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
24/00209/PIP	Karl Glover	06	141-149

Additional Public Representations

Since the publication of the Planning Committee agenda, four additional representations of objection have been received, one sent from a Planning Consultant on behalf of 3 neighbouring residents.

The objection raises concerns over:

- Impact on the character of the area
- residential curtilage at properties close to the site have previously encroached onto agricultural land without planning permission;
- encroachments into and resultant loss of Green Belt;
- loss of visual gap and characteristic openness between two existing dwellings;
- Thornton-Cleveleys is a town, not a village, therefore the proposal cannot be regarded as “infill within a village” and subsequently conflicts with the NPPF and Policy SP3 of the Wyre Local Plan;
- Approval would set a dangerous precedent which could result in the erosion of other peripheral areas of Green Belt being developed both around the site and within Wyre as a whole;
- Approval would not be in the public interest and could result in a judicial review;
- The call-in request seeming to support the application.
- increased risk of flooding to the site and surrounding area.
- wildlife in the area would be disturbed.
- no need for any new dwellings.

Officer Response:

The additional observation received did not raise any material planning matters that have not already been adequately addressed or considered within the committee report as part of the assessment of the application. The report sets out why it is considered that the proposal cannot be supported and is ultimately recommended for refusal.

Councillor Livesey has registered to speak as Ward Councillor and will therefore not be permitted to take part in any debate or vote in respect of this item.

Additional Consultation Response

Since the publication of the Planning Committee agenda, 1 additional consultation response from the Greater Manchester Ecology Unit has been received. This response highlighted that insufficient information had been received to determine the application. Namely that no arboricultural information nor a HRA had not been received, as requested by Natural England.

Officer Response:

As this is an application for Planning in Principle, this information is not required to determine this application and these details would be required for consideration at the technical details stage.