



## Planning Committee Minutes

Minutes of the Planning Committee meeting of Wyre Borough Council held on Wednesday 3 February 2016 at the Civic Centre, Poulton-le-Fylde.

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### Planning Committee members present:

Councillor I Amos	Councillor Lees
Councillor Lady Atkins	Councillor Orme
Councillor Ballard	Councillor Shewan
Councillor Catterall	Councillor T Taylor
Councillor Greenhough	Councillor Turner
Councillor Jones	Councillor Walmsley

**Apologies:** Councillors Ingham and E Stephenson.

### Officers present:

D Thow – Head of Planning Services  
L Harper – Development Manager  
M Grimshaw - Senior Solicitor  
C Leary - Democratic Services Officer

**Non-committee members present:** Councillors Murphy, Wilson and Hon Alderman Bannister.

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

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### PA. 56 Declarations of Interest

Councillor Shewan declared that he had a “significant interest” on Item 01 – Construction of ten beach huts within the existing colonnade - Marine Hall, The Esplanade, Fleetwood – 15/00927/FUL. He made representations at the meeting and then left the room when the item was discussed and had no involvement in the decision making.

### PA. 57 Confirmation of minutes

The minutes of the Planning Committee meeting held on Wednesday 6 January, 2016 were confirmed as a correct record.

#### **PA. 58 Appeals lodged and decided**

The Head of Planning Services submitted a report on appeals lodged and decided between 15 December 2015 and 15 January 2016.

#### **Resolved**

That the position regarding the appeals, as set out on pages 1 - 35 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. 59 Planning Applications**

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

The Head of Planning Services also submitted 'update sheets' on both Agenda Items, referring to additional information to the reports since the agenda had been published on both those particular applications.

- 15/00927/FUL – Marine Hall, The Esplanade, Fleetwood
- 15/00963/REM – Land North of Ayngarth, Wallace Lane, Forton, Preston, Lancashire, PR3 0BB

#### **PA. 60 a) Applications Approved**

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

#### **15/00927/FUL**

Mr James Holden – Wyre Council. Construction of ten beach huts within the existing colonnade. Marine Hall, The Esplanade, Fleetwood, Lancashire, FY7 6HF.

This application had been considered and approved by Committee members on 6 January 2016, However, prior to the decision notice being issued it was noted that unintentionally incorrect information had been given regarding Kitchen facilities, associated water supply and foul drainage. There had also been concerns from the applicant with regards to the condition that prevented work from taking place, between the months of October through to March, and the applicant was now seeking the removal of this condition.

Committee Councillor Shewan spoke to the committee members in objection to

the application.

The application was **APPROVED** as per the recommendation in the report with the following additional condition:-

The development shall be carried out in accordance with the agreed gas protection design incorporating, as a minimum, a gas resistant membrane; a well-constructed ground slab; and passive ventilation to the roof. Validation of the agreed gas protection measures shall be provided by a suitably qualified person prior to occupation of any part of the development.

Reason: In order to protect future users of the beach huts hereby approved from potential gas ingress.

**Conditions and Reasons: -**

1. The development must be begun not later than 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 10th November 2015 including the following plans and documents:
  - Flood Risk Assessment and Sequential Test (received 10th December 2015)
  - Demolition plan ref. 003/15/P3
  - Proposed plan ref. 001/15/P5 Rev B
  - Proposed plan ref. 001/15/P3 Rev B

The development shall be retained thereafter 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 external elevations of the development hereby approved shall be clad in untreated frake timber cladding in 190mm board lengths. The window frames shall be finished in anthracite grey RAL no. 7016.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

4. No personal items associated with the use of the beach huts shall be stored to the rear of the beach huts where they would be visible from the Marine Hall gardens. For the purpose of this condition, personal items associated with the use of the beach huts would include but not be limited to items such as clothing, sports equipment, inflatables for use in the water, cooking

equipment, decorations, furniture and plants.

Reason: In the interests of the appearance of the site and locality in accordance with Policy SP14 of the Wyre Borough Local Plan (1999) and paragraph 17 of the NPPF.

5. The beach huts hereby approved shall not be used for overnight sleeping accommodation.

Reason: In order to the Local Planning Authority to retain long-term control over the use of the beach huts and because, by virtue of their nature and location, the beach huts are not considered to be suitable for use as residential accommodation. This condition is considered to be necessary in accordance with Policy SP14 of the Wyre Borough Local Plan and paragraph 17 of the NPPF.

6. The development hereby approved shall be carried out in full accordance with the details set out in the Design Clarification statement submitted on 19th January 2016.

Reason: In order to avoid harm to the nature conservation objectives of the neighbouring designated nature conservation sites in accordance with the provisions of paragraph 118 of the NPPF.

### **15/00963/REM**

Mr Ken Parker. Reserved matters application for the erection of a two-storey detached dwelling and associated garage. Land North of Ayngarth, Wallace Lane, Forton, Preston, Lancashire, PR3 0BB.

The application was before Planning Committee at the request of Councillor V Wilson. The outline application was considered and approved by the Planning Committee at the meeting which took place on 1 July 2015, where a site visit was also undertaken.

There were 4 members of the public in attendance at the meeting. 2 members of the public, one Ward Councillor and a Parish Councillor spoke to the committee, objecting to the application and also a letter of objection from a neighbour was read out.

The applicant spoke to the committee in support of his application.

The application was **APPROVED** as per the recommendation in the report of the Head of Planning Services, subject to conditions:-

#### **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 24/11/2015 including the

following plans:

- Location Plan
  - Revised Proposed Site Plan, Elevation plan and Floor Plans Drawing Number LF/KP/3005
  - Cross Section Plan Drawing Number LF/KP/3006
2. No occupation or use of the development shall occur until the first floor window on the northern elevation and all of the windows on the southern elevation (with the exception of the single storey rear extension) have been fitted with obscure glazing at grade level 5 (where 5 is the most obscure and 1 the least) in accordance with the approved plan drawing number LF/KP/3005. The windows and any subsequent replacement glazing shall be maintained and retained in the same level of obscure glazing at all times thereafter.
  3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.
  4. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no structure or enclosure (other than those expressly authorised by this permission) shall be erected within the curtilage of the dwelling hereby approved without the express permission of the local planning authority.

**Reasons: -**

1. For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.
2. To protect the residential amenity of the adjacent neighbouring properties from overlooking and loss of privacy and in accordance with Saved Policy SP14 of the Local Plan.
3. To ensure that the materials have a satisfactory appearance and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).
4. In the interest of the amenity of the area and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

The meeting started at 2pm and finished at 3.04pm

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