

MINUTES

Of the extra ordinary meeting which took place on Saturday 14th February 2015 at Barnacre Memorial Hall.

1. Present:

Councillors Gorst, Howell (acting chair), Kellet & Woods

Apologies:

Councillors Blackwell, J Ibison & T Ibison.

2. Declaration of interests

Councillor T Ibison declared an interest in planning application 15/00040/OUTMAJ - Outline Planning Application with all matters reserved for up to 30 residential dwellings - Land at Bowgreave House Farm, Garstang Road, Bowgreave PR3 1YE (Agenda Item 4c)

Councillor Gorst declared an interest in planning application 15/00083/FUL – Barn conversion into 1 residential dwelling (re submission of 13/00632/FUL) – Sullomside, Strickens Lane (Agenda item 4g)

3. Public Discussion

The meeting was adjourned for a period of public discussion, 16 members of the public were in attendance. The public discussion exclusively concerned planning application 15/00040/OUTMAJ - Outline Planning Application with all matters reserved for up to 30 residential dwellings - Land at Bowgreave House Farm, Garstang Road, Bowgreave PR3 1YE. Members were provided with the Bowgreave community's views and concerns relating to this planning application. The meeting was adjourned at 9.35am and reconvened at 10.40am.

4. Planning Applications

- a. 15/00034/FUL – Erection of a temporary agricultural workers dwelling for a period of 3 years @ Helmsdeep, Long Lane.

This planning application was reviewed and it was agreed that an objection should be made to Wyre Borough Planning Department for the following reasons:

- i. The development site is in open countryside and should be afforded protection in accordance with Wyre Council Policy SP13.
- ii. A static caravan would not fit into the local landscape and would be detrimental to the locations status as an area of outstanding natural beauty

It was agreed that Councillor Howell would ask the clerk to compose a letter of objection for transmission to Wyre Council Planning Department based on these points.

- b. 15/00051/FUL – Erection of ancillary accommodation @ Brooklands, Bruna Hill.
This planning application was reviewed and it was agreed that no objection should be made to Wyre Borough Planning Department.

- c. 15/00040/OUTMAJ – Outline application for up to 30 residential dwellings @ land at Bowgreave House Farm.

This planning application was reviewed and it was agreed that an objection should be made to Wyre Borough Planning Department for the following reasons:

- i. The development site is in open countryside and should be afforded protection in accordance with Wyre Council Policy SP13.
- ii. The access to the site is dangerous and to gain the required sight lines the applicant has suggested widening the footpath and reducing the carriageway width of Garstang Road. Widening the footpaths locally will cause safety issues for children walking to Garstang Academy at the point where the footpath narrows in.

- iii. The proposed new junction is opposite Garstang Academy's main entrances and as such would be an additional hazard during the peak morning and afternoon periods.
- iv. The speed of vehicles along this section of Garstang Road is a concern to the local community and a large number of vehicles have been caught speeding near to the location of the proposed new junction by the Lancashire Community Speed Enforcement Vehicle
- v. The applicant has not provided any details of how surface water drainage will be managed and there are already flooding issues at Shepherd's Drive.
- vi. Additional housing will place further pressure onto the community services in the Greater Garstang Area. In particular there are very few primary school places available with both St Mary and Michaels and Kirkland Schools over subscribed

It was agreed that Councillor would draft a letter of objection based on these issues and he would circulate it to the councillors present for their comment and approval prior to it being sent to Wyre Borough Planning Department.

- d. 15/00027/FUL – Erection of replacement dwelling and demolition of existing dwelling and siting of caravan for build period @ Station Lodge, Calder Vale Road.
This planning application was reviewed and it was agreed that no objection should be made to Wyre Borough Planning Department.
- e. 15/00032/FUL – 3Variation of conditions 7 & 16 on planning application 14/00125/FUL @ 33 Bonds Lane.
This planning application was reviewed and it was agreed that no objection should be made to Wyre Borough Planning Department.
- f. 15/00077/FUL – Erection of a two storey rear extension @ 2 & 3 Sandholme Mill, Sandholme Lane.
This planning application was reviewed and it was agreed that no objection should be made to Wyre Borough Planning Department.
- g. 15/00083/FUL – Barn conversion into 1 residential dwelling (re submission of 13/00632/FUL) @ Sullomside, Strickens Lane.
This planning application was reviewed and it was agreed that no objection should be made to Wyre Borough Planning Department.

5. New procedure regarding planning applications

Councillor Howell explained that Wyre Council will not be sending paper copies of planning applications automatically with consultation letters as before. Any documents or hard copies of plans required for the Parish Council to consider the application will need to be requested by the Parish Council. Wyre Council will send a weekly email to the clerk listing applications made in the Parish. In view of this change in procedure the Parish Council needs to adopt a process that will allow the clerk to deal efficiently with planning applications.

It was resolved that on receipt of the weekly e-mail from Wyre Borough which details planning applications the clerk should take the following actions:

- a. The clerk will automatically request the planning application documents for any larger developments.
- b. The clerk will circulate the weekly e-mail that details planning applications to all members and any member can then request the planning application documents for any particular development that they consider will raise issues within the Parish.

- c. The Chairman will continue to allocate to members each planning application for review and where a copy of the documents has not been requested these will be viewed by the member on Wyre Borough's website

6. Next Meeting

It was noted that the next meeting should take place on Wednesday 22nd April 2015 at 7.30pm in Barnacre Memorial Hall.

Meeting closed at 11.10am.

SignedChair

Date