

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 9th February 2009

Present: Councillor St J Greenhough (Chair)

Councillors T Fiddler, T Threlfall, L Rigby, C Robb, Mrs. S Delany, Linda Burn, Mrs. L Willis, Mrs. M Whitehead and Mrs. M Dowling

1) To accept Apologies for absence

There were no apologies.

2) Public participation

A number of comments were made and questions asked regarding the representation to the inquiry for the appeal to the BAE proposed application.

3) To record declaration of interest from members in any item to be discussed.

There were no declarations of interest.

4) To approve the minutes of the meeting held on 8th December 2008

It was resolved that the minutes of the meeting held on 8th December 2008, previously circulated, be approved and signed by the Chairman.

5) To consider the representation to the inquiry for the appeal to the BAE proposed planning application.

A resume was given of the decisions that had been taken by F.B.C., Planning department and the various consultations that had been sought. It was stressed that it was important that the Parish Council pays for a professional consultant to put the case forward to support the shops in Freckleton, at the appeals inquiry, to be held on 10th March 2009. Both Kirkham and Lytham were considering using a professional consultant and the Council may wish to use the same services. Councillors T Fiddler and L Rigby would still assist in the presentation.

It was resolved that, in principle, the Council supports the use of a professional consultant to act on behalf of the Parish Council at the inquiry to be held on 10th March 2009.

It was stressed that the estimated costs should be referred back to the Council before final approval is give. Councillor Fiddler agreed to obtain an estimate of the costs.

It was suggested that the Council should consider reporting Fylde Borough Council to the Ombudsman for failing to act reasonably with this application.

It was agreed that this should be deferred until after the inquiry.

6) To review the applications considered by FBC

Number	address	description	FBC Decision	Freckleton decision	FC comments
08/0817	24, Derwent ave	Resub; of 07/0554 erection of a fence to side (retrospective application)	Refused	Objects	Because part of the fence, adjoining the highway, is more than 1.8 metres high.
08/0998	Willow View Cottage, Kirkham road	Replace single drive with double drive.	Refused	No Observations	
08/0925	9, Preston Old road	Resub: 08/0486 Single storey rear extension.	Granted	Objects	Because it would introduce an unattractive and incongruous feature in the streetscene, which would be detrimental to the character of the locality and contrary to the provisions of Policy EMP of the FBC's local plan.
08/0973	Land adj. to	New Dwelling	Refused	Supports	Because the proposal

	Ravolds House, Brades lane	House			complies with the relevant development plan policies and guidelines and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.
08/1026	215, Kirkham road	2 storey side extension, create additional dormer to front elevation	Granted	Supports	Because the proposal complies with the relevant development plan policies and guidelines and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.
08/1086	25, Bunker st	Resub: 08/0845 -pitch roof to existing rear ext. & 2 storey rear ext. with balcony	Granted	Supports	Because the proposal now complies with the Planning Policy HL5 items 1 and 2.

Concern was expressed at the lack of consistency on the decisions delegated to Officers, at FBC, when the comments made by the Parish Council are different to the final decision. It was resolved that the Clerk should write to Mark Evans, expressing the Council's concerns over this matter.

To consider the following applications:-

It was reported that the following application, of a routine nature, had already been actioned:-

App. No.	Location	Description	Decision
09/0004	14, Lamaleach drive	Proposed disabled ramp to front	Supports

It was resolved to make the following comments on the applications received from Fylde Borough Council:-

App. No.	Location	Description	Decision	Comments
09/0038	2, Eastway	Proposed single storey rear extension and loft conversion	No Objections	
09/0037	Land adjacent to Ravold House farm, Brades lane	Re-sub; of 08/0973 – erection of dwelling	Support	Because the proposal complies with the relevant development plan policies and guidelines and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.
09/0022	3, Mason Close	Single storey extension to front of dwelling	Defer until March '09 meeting	Plans not available on the web-site

There being no further business the Chairman closed the meeting.

Signed.....St. Greenhough, Chairman.....

Date.....09/03/09.....