

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 6th May 2009

Present: Councillor St J Greenhough (Chair)

Councillors L Rigby, C Robb, Mrs. S Delany, Linda Burn, Mrs. L Willis, Mrs. M Whitehead Mrs. M Dowling, Mrs. M Foster and P Quinn.

1) To accept Apologies for absence

Councillors T Fiddler and T Threlfall (other meetings).

It was resolved that the reason for absence be accepted.

2) Public participation

There was no public participation.

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 9th March 2009

It was resolved that the minutes of the meeting held on 9th March 2009, previously circulated, be approved and signed by the Chairman.

5) To consider an update on the sale of land adjacent to 9, Preston Old road.

It was pointed out that the Parish Council is firmly against building on land set aside for Open Spaces use, but as this is a Commercial enterprise, in an area where the Council would like to see small businesses thrive, then it is prepared to support the sale of this small parcel of land and the access over the other piece of land to the entrance of the property.

However, the bench, flora and folia, that have to be removed, should be replaced in the same Open space area. The Owner of the property gave the Council a reassurance that this would be progressed, once the sale has been completed.

It was resolved that the sale of this land should be supported.

6) To re-consider application 08/0998 – Willow View cottage, Kirkham road – Replace single drive with double drive.

The Clerk reported FBC had interpreted the Council comments of “No observations” as meaning that the Council objected to the application.

It was suggested that the Clerk should write to FBC to seek clarification on the use of the phrase “no observations”. In the meantime it was agreed that this phrase should be avoided when responding to applications.

7) To review the applications considered by FBC

Number	address	description	FBC Decision	Freckleton decision	FC comments
09/0022	3, Mason Close	Single storey extension to front of dwelling	Granted	Objects	As the development is contrary to Supplementary Planning document - guidelines DN8 – as it will be intrusive in the street scene and is not sympathetically proportioned with the main building.
09/0043	Pinewood lodge, Lower lane	Resub: Demolition existing 2 dwellings and garage, Erect 2 detached dwellings	Granted	Not actioned	

09/0063	9 Lower lane	Amendment to previously approved dev. (08/0901) inc. a chimney to the side elevation.	Refused	Supports	
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The Clerk reported that he had not received the documents that set out the reasons for the FBC's decisions.

It was agreed that he Clerk should write to FBC to request that these documents are issued in a timely and on a regular basis. In addition, the reasons should be sought for the decisions on the applications mentioned above.

7) **To consider the following applications:-**

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

App. No.	Location	Description	Decision	Comments
09/0194	64, Preston Old Road	Two storey rear extension	Objects	In principle, because the 45-degree rule may be breached. Are plans available to show the impact on the adjacent property?
09/0193	17, Derwent Drive	Erection of 2 storey side extension and single storey rear extension	Will defer comments until Jun '09 meeting,	As the application is not available on the web-site
09/0191	Stile field farm store, Kirkham road, North of Bypass	Proposed vehicle hard standing and turning area	Objects	As this is agricultural land in a greenbelt area and traffic would be coming out onto a dangerous road. It has been noted that a previous application, for the site, described it as a smallholding, now it is being described as a farm store. Has the change of use been approved?
09/0195	Woody's warehouse Kirkham road	Change of land from Agricultural to retail forecourt class use A1	Objects	As this is agricultural land in a greenbelt area and traffic would be coming out onto a dangerous road. It has already been noted that existing traffic, using this site, cause traffic congestion.
09/0037	Reset 08/0973 Land adj. to Ravolds House, Brades lane	New Dwelling House	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.

There being no further business the Chairman closed the meeting.

Signed...Councillor St.J Greenhough

Date.....27th May 2009.....