

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 13th July 2009

Present: Councillor St J Greenhough (Chair)

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

1) To accept Apologies for absence

Councillors T Fiddler, T Threlfall and L Rigby (Full Council meeting at FBC)

It was resolved that the reasons for absence be accepted.

2) Public participation

There were no public present at the meeting

The Clerk reported that a letter has been received from a resident who is concerned about the gate on Brades Lane. The Clerk will write to the owner of the gate informing them that as the gate is no longer used the Parish Council propose to secure the gate to prevent children and animals getting onto the road

The Clerk reported that a letter has been received regarding the Fylde Borough Core Strategy (local development framework). All councillors will join a sub committee to discuss these issues, and the first meeting will be next Monday directly after the Open Spaces Meeting.

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

None declared

4) To approve the minutes of the meeting held on 27th May 2009.

It was resolved that the minutes of the meeting held on 27th May 2009, previously circulated, be approved and signed by the Chairman.

5) Informal discussions with Mark Evans & Paul Walker from FBC

Apologies were received from Mr M Evans and P Walker. They hope to attend the next planning meeting

6) To consider what action to take regarding the appeal for application 08/0817 – 24 Derwent Drive

It was resolved to send the comments made when previously, and to add the comments made by FBC.

7) To consider a response to application 05/09/0113 – Preston Waste water treatment works, Clifton

The correspondence was noted.

8) To review the applications considered by FBC.

Number	address	Description	FBC Decision	Freckleton decision	FC comments
08/0693	Hillcross farm, Hillock lane	Erect vets clinic, incorporating a 1 bedroom flat for a key worker.	Granted	Supports	Providing there is no further development on this site for residential use.
09/0150	1 Summit Drive	Replacement roof on existing dormer from flat to tiled	Granted	Supports	Because it conforms to design note 2 of the guidelines and will enhance the streetscene.
09/0191	Stile field farm store, Kirkham	Proposed vehicle hard standing and	Granted	Objects	As this is agricultural land in a greenbelt area and

	road, North of Bypass	turning area			traffic would be coming out onto a dangerous road. It has been noted that previous application for the site described the site as a smallholding, now it is being described as a farm store. Has the change of use been approved?
09/0193	17, Derwent Drive	Erection of 2 storey side extension and single storey rear extension	Refused	Objects	Because it does not conform to design note 3 of guidelines and would have a detrimental impact on the streetscene. It extends beyond the building line of Douglas Drive.
09/0194	64, Preston Old Road	Two storey rear extension	Granted	Objects	In principle, because the 45-degree rule may be breached. Are plans available to show the impact on the adjacent property?
09/0195	Woody's warehouse Kirkham road	Change of land from Agricultural to retail forecourt class use A1	Granted	Objects	As this is an 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.
09/0237	10 Marquis drive	Dormers to front & rear single storey side ext. and conservatory	Granted	Supports	Because it complies with design notes 2 & 6 of the guidelines. Would prefer the rear dormer to be pitched rather than flat.
09/0248	Paddocks, Preston New road,	149 allotments and new road junction	Refused	Objects	Because of the safety aspect on this busy main road (speed limit 70mph). Insufficient parking space for the number of allotments (only 22 spaces for 149 allotments). Would it be possible to have sight of the Highways report?
09/0278	4, East View	Dormers to front and rear	Granted	Supports	Complies with design note 6 of the guidelines. It would be preferable if the rear dormer was pitched rather than flat.
09/0227	Avalon Works, Green lane	Renewal of permission 05/0933 replacement industrial unit	Granted	Supports	For light industry only
09/0251	Linton, Kirkham road	Modification of condition 2 (app. 07/1086) to change	Granted	Objects	Inappropriate location for this age group. There are no amenities in the

		age range from 5-12 years to 6-15years.			immediate area for this age group. There are insufficient bedrooms for more residents without using the outbuildings (this would be contrary to the original application). Would it be possible to have sight of the police and highways reports on this application?
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9) To consider the following applications:-

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

	Georges Garage, 45 Lytham Rd Warton	Outline application for local food store of 1394sqm	Objects	Because the access to the site would be detrimental and it would have an adverse impact on some local retail centres. (please refer to the inspectorates report on the reason for dismissal of the BAE appeal)
09/0429	3 Camborne Place	Erection of conservatory to rear	Supports	
09/0389	17 Derwent Drive	Re-submission of 09/0193 two storey side extension and single storey rear extension	Objects	Because it does not conform to design note 3 of guidelines and would have a detrimental impact on the streetscene. It extends beyond the building line of Douglas Drive.
09/0284	Park Nook Farm, Bunker Street	Change of use for the sitting of a holiday log cabin	Objects	Because it is contrary to SP15 of the local plan (protected land adjacent to BAE), and EP17 Biological heritage site.
09/0294	14 Marsh Drive	Erection of single storey extension to front	Supports	
09/0288	Poolside Lodge, Naze lane east	Outline application for the erection of a replacement dwelling with conversion of existing house into 3 holiday flats	Objects	Because this does not comply with SP2 of the local plan. In addition, holiday use should not be encouraged in the sensitive area. The original use was only granted because it was tied the boat yard business
09/0371	8, Eastway	Single storey side ext. Dormer to rear & repositioning of porch	Objects	Because this does not comply with design note 6

There being no further business the Chairman closed the meeting.

Signed.....Cllr. St J Greenhough, Chairman.....

Date.....10/08/09.....