

**Freckleton Parish Council**

**Minutes of the Planning Committee Meeting held on Monday 19<sup>th</sup> April 2010**

**Present:** Councillor St J Greenhough (Chair)

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

**1) To accept Apologies for absence**

Councillors L Burn (holiday)

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 8<sup>th</sup> February 2010**

It was resolved that the minutes of the meeting held on 8<sup>th</sup> February 2010, previously circulated, be approved and signed by the Chairman.

**5) To Consider a response to the SHLAA report**

Members considered the areas of Freckleton highlighted on the SHLAA map. It was resolved that no comment was required.

**6) To review the applications dealt with outside of committee**

The following applications were noted:

| App. No. | Location                                | Description  | Decision   |
|----------|---|--|--|
| 10/0042  | 5, Marquis Drive                        | Revised plans for conservatory to rear   | <b>Objects</b> – Original response stands as plans have not changed  |
| 10/0099  | Fairholme, 18a Clitheroes Lane          | Proposed erection of 2M high boundary fence to side  | <b>Supports</b> – As the proposed fence does not extend past the building line, and only on the basis that the fence between points A,B & C is reduced to 4 feet |
| 10/0102  | 25, Naze Lane                           | Change of use from shop to tea rooms   | <b>Supports</b> subject to the comments made by FBC being observed   |
| 10/0053  | Former Hillock Cross Farm, Hillock Lane | Modification of condition 4 on app 08/0693 for use of upvc on all windows and instead of timber and material change to doors | <b>Supports</b> – As FBC have already indicated that the soffits etc to the roof have to be in UPVC and also the building is not in a conservation area          |

**7) To review the applications considered by FBC**

The following applications were noted:

| Number  | address            | Description  | FBC Decision | Freckleton decision | FC comments  |
|---------|--------------------|--|--------------|---------------------|--|
| 09/0757 | 51, Polperro Drive | Single storey rear extension and detached garage                 | Granted      | <b>Supports</b>     | As this will not affect the streetscene  |
| 09/0803 | 164, Kirkham Rd    | Erection of single storey detached building for domestic storage | Granted      | <b>Objects</b>      | Because the siting of the building would have an adverse impact on the openness of the |

|         |   |   |         |                 |   |
|---------|---|---|---------|-----------------|---|
|         |   |   |         |                 | greenbelt land and the building should be situated closer to the residential property   |
| 09/0774 | Greenfield Park, Preston New Rd                     | Height extension and dormers over existing office/reception building and formation of flat for park manager`s residential accommodation | Refused | <b>Objects</b>  | As this would be out of keeping with the surrounding area and would be detrimental to the immediate residential caravans due to the size, mass and scale of the proposed building |
| 09/0844 | Land on the East Side of Shanklin House, Kirkham Rd | Erection of detached three bedroomed dwelling with associated garage, hard standing and landscaping                                     | Refused | <b>Supports</b> | As this will improve the surrounding area   |
| 09/0843 | 54, Preston Old Rd                                  | Erection of first floor rear extension (re-submission of 09/0601)   | Granted | <b>Supports</b> | As this will have no impact on the streetscene  |
| 09/0709 | Former Piggeries, Poolside                          | Outline application for the erection of three, two storey dwellings and one double garage including details of access, layout and scale | Refused | <b>Objects</b>  | As building on a flood plain should not be encouraged. Please refer to EP30 of local plan.  |
| 09/0764 | Naze Lane Ind Estate                                | Erection of steel portal framed extension to an existing industrial unit, to be used for storage vehicles                               | Granted | <b>Objects</b>  | There would be a significant increase in traffic and this would be contrary to the FBC local plan as amended in October 2005  |

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

| App. No. | Location                       | Description   | Decision        | Comments   |
|----------|--------------------------------|---|-----------------|--|
| 10/0192  | 76, Preston Old Rd             | Listed building consent to extend existing rear window to french doors, to replace windows and failed lintels to front and rear and undertake re-pointing and rendering | <b>Supports</b> | As the building is badly in need of repair and this will improve the surrounding area  |
| 10/0111  | Freckleton Boat Yard, Poolside | Extension to existing workshop, with fenced storage area, 1 additional car parking space and 6 new cycle spaces   | <b>Objects</b>  | As this does not comply with policy EP17 regarding sensitive industrial sites. There are concerns that the public footpath will be moved, and it is not clear if |

|         |                                 |   |                 |  |
|---------|---------------------------------|---|-----------------|--|
|         |                                 |   |                 | public, residential and emergency access will be maintained.   |
| 10/0141 | 47, The Mede                    | Proposed first floor extension and detached garage    | <b>Supports</b> |  |
| 10/0001 | Georges Garage, 45, Lytham Road | Revised plans to the rear of the site and car parking | <b>Objects</b>  | As the access to the site would be detrimental especially with the access being on a dangerous area of road. It would have an adverse impact on some local retail centres and affect the sustainable community in Freckleton and other surrounding areas. (Please refer to inspectorate`s report on the reason for dismissal of the BAE appeal, particularly PPS6 (policy SH13_ as referred to in this report). There is also a lack of space for the turning of vehicles, particularly large delivery vehicles. |

**There being no further business the Chairman closed the meeting.**

**Signed - St J Greenhough**

**Date - 14<sup>th</sup> June 2010**