

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 23rd August 2010

Present: Councillor St J Greenhough (Chair)

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

Clerks: Mr K Armistead & Mrs J Winstanley

1) To accept Apologies for absence

Cllr Threlfall – Holiday

Cllr Rigby – Other commitments

It was resolved that the reasons for absence be accepted

2) Public participation

A short discussion took place regarding planning application 10/0563, Shanklin House, Kirkham Road to which members of the Council took note

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

Councillor Mrs M Foster declared an interest in item 6, application no. 10/0548 – 27, Lamaleach Drive (neighbours)

Councillor Fiddler informed the meeting that he was acting only in an advisory capacity and would not be involved in any decision making

No other interests were declared

4) To approve the minutes of the meeting held on 12th July 2010

It was resolved that the minutes of the meeting held on 12th July 2010, previously circulated, be approved and signed by the Chairman.

5) To review the applications considered by FBC:

The following applications were noted:

Number	Address	Description	FBC Decision	Freckleton decision	FC comments
10/0111	Freckleton Boat Yard, Poolside	Extension to existing workshop, with fenced storage area, 1 additional car parking space and 6 new cycle spaces	Granted	Objects	As this does not comply with policy EP17 regarding sensitive industrial sites. There are also concerns that the public footpath will be moved, and it is not clear if public, residential and emergency access will be maintained
10/0325	10, Camborne Place	Erection of single detached garage to front. Alteration to roof of existing attached garage and conversion to form part of habitable accommodation to dwelling	Refused	Objects	As this is not in keeping with the surrounding area, is in front of the boundary line and would be too close to the next dwelling
10/0353	Naze Mount Cottage, Naze Lane East	Proposed two storey side extension and dormer to rear	Granted	Objects	As this does not conform to policies HL4 and SP2
10/0256	28, Avalon Drive	Conservatory to rear	Granted	Objects	As the application does

					not conform to design note 4 of the Supplementary Planning Document (Nov 2007)
10/0394	Land formally, Wild Goose House, Goe Lane	Outline application for development of 6 dwelling	Withdrawn by Applicant		

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

App. No.	Location	Description	Decision	Comments
10/0424	34, Balderstone Road	Proposed single storey rear extension	Supports	As this will have no impact on the streetscene
10/0513	21, Lytham Road	Proposed first floor rear extension and stairs to rear	Supports	As this will have no impact on the streetscene
10/0523	15, Lodge Close	Demolition of existing garage and proposed two storey side extension and porch to front	Objects	As this does not comply with design note 3
10/0524	Workshop Rear, 42-48 Kirkham Road, North of Bypass	Erection of new detached dwelling to replace existing workshop and cabins	Objects	As this would be classed as substandard back land development
10/0525	11, Orchard Close	Proposed two storey side extension and creation of extended driveway	Supports	As the majority of the proposal conforms to the design guidance, and on the basis that FBC consider the space to the boundary
10/0557	Land adjacent to 164, Kirkham Rd, North of By-pass	Retrospective application for second entrance to land and internal access track	Object	As this area is greenbelt land
10/0563	Land to the east side of Shanklin House, Kirkham Road, North of By-pass	Re-submission of 09/0844 – Proposed erection of detached three bedroomed dwelling with associated garage, hard standing and landscaping	Supports	
10/0550	3, Kirby Drive	Two storey side extension, single storey rear extension, detached garage	No Decision	Plans have been taken off the website
10/0548	27, Lamaleach Drive	Single storey side extension	No Decision	To be dealt with when full plans are on website
10/0502	The Bush, Pool Lane	Application for certificate of lawfulness for existing use of land for the stationing of a residential mobile home		It was noted that this is not a planning issue, and resolved to pass comment to FBC that the Parish Council are aware that a mobile home has been situated in

				this area for at least 30 years
10/0531	Lower House Farm, Lower Lane	Extension to existing agricultural building to cover existing yard area	Supports	As this will help with the running of the farm
10/0526	18, Kirkham Road, South of Bypass	Retrospective application for erection of 2M high garden wall to Preston New Road Boundary	Supports	As this has no impact on the streetscene

Appeals

The following appeals were noted:

09/0420 – George`s Garage, 45, Lytham Road, Warton – Outline application for local food store of 1394M2

09/0709 – Former Piggeries, Poolside, Freckleton – Outline application for the erection of three, two storey dwellings and one double garage including details of access, layout and scale (as amended)

Community Right to Build

Councillor Fiddler provided some information and background on the plans for the “Community Right to Build” to which members took note. No action to be taken at this stage.

There being no further business the Chairman closed the meeting.

Signed – Cllr St J Greenhough

Date - 13th September 2010