

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 14th July 2014

Present: Councillor K McKay (Chair)

Councillors Mrs G Cowell, Mrs S Delany, Mrs L Willis, St J Greenhough, P Walton and Mrs J Cartmell

1) To accept Apologies for absence

Councillor C Robb – on holiday

Councillor Mrs M Whitehead – on holiday

It was resolved that the above reasons for absence be accepted.

It was noted that no other apologies were received.

2) Public participation

There were no members of the public present

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

No declarations of interest were declared

4) To consider the following applications:

App. No.	Location	Description	Decision	Comments
14/0398	31, The Mede	Proposed single storey extension and porch to front	Supports	
14/0422	59a Clitheroes Lane	Proposed erection of a two storey side extension and single storey extension	Supports	
14/0405	Poolside Boat Centre	Change of use from B1 industrial to D2 leisure including demolition of the existing workshops, the retention of the existing 3 storey dwelling, the siting of 24 mobile log cabins, the erection of a two storey shop and office, and the construction of estate roads	Objects	<i>Please see comments directly below:</i>

14/0405 – Poolside Boat Centre -The site to which this application applies is currently designated within the Fylde BC Local Plan, as amended in 2005, as Countryside, not industrial. Therefore the change of use cannot be changed from B1 industrial to D2 leisure, as the area is not designated as industrial in the first place.

A number of previous applications relate to the site, which comprises the Boat Yard and Showroom plus a private dwelling. The majority of applications have been rejected on the basis that they implied a change of use from Countryside, an inappropriate change of use.

It is noted that the proposed development goes to the full extent of the shore, up to the boundary of land owned by the occupiers of Naze Villa, which property extends right down to the shore line. No neighbour consultation has taken place.

Also, the proposal states the purpose is leisure, but fails to identify any facilities that might be provided with this in mind and raises a question as to the real intended use of the development. There is no need for additional capacity in this type of business in this local area.

Pedestrian & Vehicle Access, Roads and Rights of Way

There are two designated public footpaths that cross the site. One, which runs along the top of the bank at the Naze and forms part of the Lancashire Coastal way. It would be subject to a full view of

the proposed development site along its length and runs through the site where the entrance crosses the path.

The second path runs right through the site, following the shoreline on the tidal flood plain and re-joins the top path at Naze Point.

Vehicle Parking

The application makes no comment about the likely requirements for parking, nor does it give any indication of the possible number of occupants to be catered for.

Foul Sewage

No indications of the disposal of foul sewage is provided other than a comment about a treatment plant. Currently, there are no mains drains to the site. Disposal of effluent and surface water will be a major concern from the environmental aspects, given the proximity to the SSSI and the Environmental Protected status of the River Dow at this point of its course to the River Ribble and the propensity for the area to be flooded under conditions of spring tides.

Flood Risk

The majority of the area to the south of the residence is prone to flooding at the times of the spring tides and this can be worsened when heavy rainfall and westerly gales occur. The whole area was inundated several times in this last winter. It is believed that the remainder of the low level areas are also flood prone, but it is possible that unauthorised tipping has taken place to raise the levels within the proposed development area, with consequent impact on the flow of the river.

Existing Use

Part of the site, to the north of the existing residence, has been used for Boat building and maintenance, but most work recently has been for fairings to be applied to HGV vehicles. The site specialises in use of GRP materials, resins and solvents. Often, work has been undertaken outdoors and the area has been littered with GRP materials and fibres. These are of particular concern as they represent extremely hazardous waste materials, being known carcinogens and causes of pulmonary diseases to any person exposed to the dust or fibres.

5) To Consider the application for an increased authorisation at existing operation centre at Town Hill Farm, Bush Lane

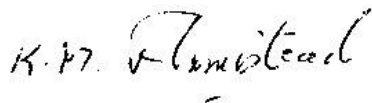
It was resolved to point out the concerns the Council have with regards to increased heavy traffic through the village

6) The following applications were reviewed:

Number	address	Description	FBC Decision	Freckleton decision	FC comments
14/0116	Ravalds House, Brades Lane	Proposed extension to existing agricultural building to provide additional housing for cattle, and erection of additional general agricultural store building for equipment and machinery	Granted	Supports	
14/0141	124, Preston Old Road	Proposed rear single storey extension including enlargement of first floor balcony	Granted	Supports	
14/0149	Ashdene, 59 Preston Old Road	Proposed erection of single storey extension to rear with associated alterations to existing bungalow and erection of replacement detached garage to rear	Granted	Supports	

14/0126	100, Preston Old Road	Proposed formation of dormers to front and rear roofslopes, single storey extension to rear and single storey extension to side	Granted	Supports	
14/0121	17, Marsh Drive	Proposed erection of detached outbuilding providing domestic store and office	Granted	Already granted by FBC	
13/0786	Former GEC Marconi Site	Application for reserved matters of appearance, landscaping, layout and scale for erection of 254 dwellings and associated access roads	Granted	For information	Council members requested that this item be placed on the next agenda for comment
13/0509	Land West of Meadow View	Change of use of land for use as a civil engineering /building contractors yard and siting of temporary offices for a period of 3 years	Refused	Comments made	The applications should be retrospective as the storage building is already there and in use. There is no application on the FBC planning portal. Also, there are concerns as to the 3 year period. What happens after 3 years?
13/0508	Land West of Meadow View, Pool Lane	Proposed erection of storage building	Refused	Comments made	As above

Yours sincerely



There being no further business the Chairman closed the meeting.

Signed....Councillor C Robb.....

Date.....4th August 2014.....