

Minutes of the Planning Committee Meeting held on Monday 11th January 2021

Present: Councillor K McKay (Chair)
N Bibby (Assistant Clerk)

The decisions of the above meeting were delegated by the council members to be made by the Chairman of the Planning Committee via email with the assistant Clerk due to the ongoing issues with Coronavirus.

1) To accept Apologies for Absence

No apologies are required.

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

No declarations received.

3) Public participation

None

4) The following applications were reviewed:

App. No.	Location	Description	Decision
20/0042	Land to the North of Freckleton Bypass/East of Warton, Bryning with Warton	Application for approval of the reserved matters of appearance, landscaping, layout and scale pursuant to outline planning permission 17/0851 for a residential development of 345 dwellings and associated infrastructure.	Please see notes below
20/0927	30 Rydal Avenue, Freckleton, Preston, PR4 1DJ	Roof dormers to front, side and rear.	The Parish Council have no objection to this application
20/0935	High Meadows, Lower Lane, Freckleton, Preston, PR4 1TS	Single Storey Rear Extension, Replacement of Existing Dwelling House Roof	The Parish Council have no objection to this application.

20/0042:- The Parish Council oppose this application for the following reasons:

- Whilst the Flood Risk Assessment modelling has been updated to answer the EA objections, the report confirms that it is still a prediction based on assumptions. The authors sought to validate their overall model by using data for the existing situation which needs flow rates in the Pool Stream. No such data exists, implying risk of error in the baseline. Whilst security of the planning site from flood risk appears assured, the information within the report and technical note does imply that there is an increase in the flood area at risk outside of the site, to the east of the Pool Stream, i.e. in Freckleton.
- Design of the sewage/combined flow system on site is accepted in principle by UU. However, the infrastructure off the planning site in question may well be questionable. On-site, use is made of a 450mm pipe, whilst the flow via the A584 pipes goes via a 90mm pipe. Again, this implies the system may not cope. UU have stated that the detail engineering for the connection requires agreement prior to making the connection to the existing structures and also that they have no plan or provision to upgrade the existing pipe within the period from now up to 2025.
- Whilst Lancashire Highways have responded regarding the site layout, no response has been forthcoming, as yet, from the Lead Local Flood Authority, as recommended by LCC Highways and by UU.
- Freckleton PC cannot support the application until these aspects, which are consequences upon Freckleton rather than the planning site, are accepted in full by LCC LLFA, Fylde, EA, UU and the developer. If not resolved, who will be accountable for resulting costs associated with subsequent flooding events?

Sequence 1878

Initialed

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

Date.....01/02/2021.....