

NEWTON-WITH-CLIFTON PARISH COUNCIL

Minutes of the Council's Planning Committee Meeting held on Monday 5th August 2021 commencing at 7.15 p.m. in Newton-with-Clifton Village Hall and via Zoom.

Chair: Councillor G. Bevan.

Councillors: Mrs. J. C. Benson, P. Collins, A Metcalf, Mrs. J. McCormick.

Borough/County Councillor: None.

Police: None.

Members of the public: None.

Councillor Mrs. G. Bevan (chair) explained that the convened meeting was a face-to-face/in person meeting of the council's planning committee and also via Zoom, advised that comments or observations from members of the public are invited to be made in the open forum session prior to the meeting and that it would be appropriate to restrict these comments and observations to a three minute time limit. The chairman emphasised that questions or comments from the public area will not be permitted during the meeting. The venue had been set up to by a member of the Newton-with-Clifton Village Hall Management Committee complying with COVID-19 secure requirements.

1. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor C. L. Bannister, Councillor S. Baugh, Councillor Mrs. B. Duckworth (chairman).

2. DECLARATIONS OF INTEREST.

Councillor Mrs. G. Bevan (chair) reminded members at the commencement of the meeting that any direct or indirect pecuniary, prejudicial or other interest should be declared in accordance with the requirements of Council's Standing Orders and the revised Code of Conduct adopted on 9th November 2012 in compliance with The Localism Act 2011. In accordance with the requirements of council's Standing Orders and the revised Code of Conduct adopted on 9th November 2012 in compliance with The Localism Act 2011 Councillor Mrs. J. C. Benson formally Declared an Interest relating to application 21/0598.

3. PLANNING AND DEVELOPMENT.

a) Planning applications.

Following enquiries by Councillor Mrs. G. Bevan (chair) relating to the weekly list of applications provided by the local planning authority (LPA) the clerk explained;

i) LPA consults with the council, as part of a statutory consultation process, with regard to full/outline /reserved matters applications but the consultation does not extend to applications relating to discharge of planning conditions or details associated with a planning permission, nor minor amendments considered non-material in planning terms, nor lawful development and prior notification procedure applications. Consequently the applications on the agenda may not always agree with the LPA list.

21/0598 Demolition of existing bungalow and erection of replacement two storey dwelling with detached garage including reconfiguration of vehicle access from Moor Hall Lane and associated hard and soft landscaping at "Willow Dene", Moor Hall Lane, Newton-with-Scales, Preston, PR4 3RY. Proposed, Seconded and **RESOLVED** that it be recommended the application is refused planning permission and that the local planning authority (LPA) be advised accordingly; An existing sewage issue adversely impacts the adjacent "Willow Lodge Farm", a watercourse, A583/Blackpool Road and Moor Hall Lane, public highways. This issue has previously been reported to the authorities requesting responsible parties execute remedial work to address malodorous leakage of sewage that is detrimental to both public health and biodiversity. The application states the proposed development will connect to an existing septic tank foul sewage drainage system.

Planning contd...

The septic tank is not located within the curtilage of the development site and adjacent landowners/occupiers will not sanction, other than the existing right of way to service the system, any additional piped connections. The prevailing situation causes the proposed sewerage provision to be inadequate and unsatisfactory. Also, the development as proposed requires access/egress improvements, in the interest of public highway safety, and fails to demonstrate an effective use of the parking and turning areas as required by Lancashire county council highways authority. The application states a 3NO bedroom existing dwelling and the existing plans and elevation show 2NO bedrooms. Moreover, the application states a proposal for a 2NO bedroom dwelling and the proposal plans and elevation show 3NO bedrooms. Therefore this apparent discrepancy also requires to be addressed. In accordance with the requirements of council's Standing Orders and the revised Code of Conduct adopted on 9th November 2012 in compliance with The Localism Act 2011 Councillor Mrs. J. C. Benson formally Declared an Interest in the matter and took no part in the discussion or voting thereon.

21/0667 Residential development of four dwellings with associated infrastructure following demolition of existing buildings at "Pathways", Blackpool Road, Newton-with-Clifton, Preston, PR4 3RJ. Following enquiries by Councillor Mrs. G. Bevan (chair) relating to Lancashire county council highways authority observations and s.106 agreements the clerk explained;

i) Various planning obligations can be secured via a planning agreement entered into under s.106 of the Town and Country Planning Act 1990 (T&CP), or a community infrastructure levy. These planning obligations are also regulated within the National Planning Policy Framework. Planning obligations must be fairly and reasonably related to the scale and type of the development. They relate to developer contributions, secured by legal obligations by parties with an interest in land and the local planning authority (or via a unilateral undertaking entered into by parties with an interest in the land without the local planning authority), to mitigate the impacts of a development proposal. TCP Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Developer contributions relating to highway improvements are secured under various sections of the Highways Act 1980. Subsequent to further deliberations and discussion it was then Proposed, Seconded and **RESOLVED** that it be recommended the application is refused planning permission and that the local planning authority (LPA) be advised accordingly; The site is located within an Area of Separation (AOS) as designated on the Fylde Local Plan to 2032 Policies Map. It is considered the development fails to meet any of the limitations where development can be permitted in the AOS under policy GD3 of the local plan and, accordingly, does not fall properly within any of the categories of development that are appropriate within this designation. Therefore the development should be precluded from representing infill development for the purposes of the allowance in policy GD3 f) due to development's curtilage and location. The LPA is able to demonstrate a supply of deliverable housing sites in excess of five years, the restrictive approach to new residential development in the AOS contained in current policy GD3 of the Fylde Local Plan to 2032 and there are no other material considerations to indicate that the application should be determined other than in accordance with the development plan. The development does not satisfy any of the exceptions where residential development can be permitted in the AOS, it is in conflict with the development strategy in the local plan when taken as a whole and contrary to the requirements of policies S1, DLF1 and GD3 of the Fylde Local Plan to 2032, and paragraphs 2, 12 and 15 of the National NPPF which require developments to come forward in accordance with a genuinely plan-led system. The development, by virtue of its scale, suburban design and siting is unsympathetic to the rural character of the site and its surroundings, to the detriment of the rural scene, is a cause of injurious urbanisation of and encroachment upon the AOS. The development design is of a quality that would not assimilate with its rural surroundings and fails to improve the character and quality of the area in conflict with the requirements of Fylde Local Plan to 2032 policies GD3, GD7 and ENV1, and paragraphs 127, 130 and 170 b) of the NPPF. The development is therefore in conflict with the requirements of policy GD7 of the Fylde Local Plan to 2032 and paragraphs 127 f), 180 a) and 182 of the NPPF. Accordingly, this would compromise the AOS function in protecting the identity and distinctiveness of settlements.

Planning contd...

The application is considered equivocal regarding retention of commercial operation(s) adjacent the proposed development site. The development does not fall within any local plan policy exceptions and would if allowed serve to consolidate that built development which does exist to the detriment of the character of this part of the countryside and would set a precedent for further similar development which would be difficult to resist. Moreover, council is of the opinion that the proposed development, fails to meet the requirements of the NPPF as the applicant has not demonstrated that the development will not have severe impact on highway safety. The application does not demonstrate adequate site access provision or any proposed off-site work required in the interest of highway safety. The development fails to adequately promote safe and sustainable travel by modes other than car. Notwithstanding the above issues should the LPA be minded to grant planning permission council strongly recommends; i) that it is conditional on securing a developer contribution towards mitigating the impact of what is considered an unacceptable development to make it acceptable in planning terms, ii) Highways Act 1980 condition(s) are attached requiring an agreement between the applicant and the local highway authority relating to both on and off site highway issues.

21/0719 Minor material amendment to planning permission 20/0832 for: 1) alterations to external facing materials of walls, roof and windows of extended dwelling; and 2) removal of conservatory to rear and replacement with patio doors at No 25-27 School Lane, Newton-with-Scales, Preston, PR4 3RT.

Councillor Mrs. G. Bevan (chair) referred to the application, received from the local planning authority on the day of the meeting and circulated prior to the meeting. Members considered more time was necessary for an informed opinion to be submitted. Accordingly it was agreed to defer consideration of the application until the meeting scheduled for Thursday 2nd September 2021.

4) ANY OTHER MATTERS.

i) Date of Next Meeting.

Councillor Mrs. G. Bevan (chair) advised that the next meeting of the council is scheduled to be held on Thursday 2nd September 2021 commencing at 7.15 p.m. in Newton-with-Clifton Village Hall and via Zoom. There being no further business Councillor Mrs. G. Bevan (chair) declared the Meeting closed at 7.40pm.

Chairman

2nd September 2021