



Garstang Town Council

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Garstang Police Station
Moss Lane,
Garstang,
PR3 1HB

I hereby give you notice that a meeting of the Planning Committee will be held at Garstang Library, Windsor Road on Monday 15 April 2019 at **7.00pm**.

E Parry

Town Clerk
10 April 2019

AGENDA

1. **Apologies for absence**
2. **Minutes**
To receive and confirm the minutes of the Planning Committee meeting held on 18 March 2019.
3. **Declaration of Interest**
To receive any declarations of interest from any Member or Officer on any item of this agenda.
4. **Public Participation**
The Chairman will ask Cllrs to agree to adjourn the meeting to allow non-Councillors to speak and will ask Cllrs to agree to reconvene the meeting on the conclusion of the public participation.
5. **Wyre Council applications – for decision**
 - a) 19/00230/FUL; Conversion of first floor to form seven apartments with insertion of new windows, 34 - 37 High Street, Garstang
 - b) 19/00298/FUL; Side extension with rear dormer to form garage with bedroom above and enlargement of existing rear dormer, 2 Hawthorne Avenue Garstang
 - c) 19/00278/FUL; Front dormer (resubmission of 19/00002/FUL) 40 Hawthorne Avenue Garstang
6. **Wyre Council decisions – for information**
 - a) The Head of Planning Services submitted an application and report to be considered.
19/00007/FULMAJ – Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR3 1FU. Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ to allow for full demolition of existing building and the erection of a three-storey building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and re-configured car parking.

Application refused

RESOLVED that the undermentioned application be REFUSED under the provisions of the Town and Country Planning Act 1990, as set out below:
Item 1 – Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR31FU
Application Number 19/00007/FULMAJ

Former Garstang Business and Community Centre, High Street, Garstang, Preston, Lancashire PR3 1FU. Variation of condition 2 (approved Plans) on application 16/00550/FULMAJ to allow for full demolition of existing building and the erection of a three-storey building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with new and reconfigured car parking.

The application was before the committee at the request of Councillor Lady Atkins. The previous application 16/00550/FULMAJ was also considered by the Planning Committee on 22 March 2017 as it was a major development of strategic importance. As such, it was considered appropriate for this Section 73 planning application to be considered and determined by the committee.

The committee made a site visit prior to the meeting to enable Members to understand the proposal and its setting beyond the plans submitted and the photos taken by the Case Officer.

Two members of the public, Mr Brooks and Mr Allan, made representations objecting to the application.

The committee gave full consideration to the report and to the verbal submissions made at the meeting.

Resolved that the application be refused, contrary to the recommendation in the report, for the following reason:

The proposed development to allow the full demolition of the existing building, including the existing front and side facades, would result in unacceptable harm to the heritage value of Garstang Conservation Area contrary to policy CDMP5 of the Wyre Borough Local Plan.

- b) 18/01257/FUL ,Change of use from solicitors office (B1) to funeral directors (A1) with alterations to some openings.

Castle View Bridge Street Garstang Lancashire PR3 1YB

Status: Application Permitted

- c) 19/00020/FUL; Proposed installation of four rapid electric vehicle charging stations and feeder cabinet adjacent Winsor Road frontage

Car Park Next To Booths Cherestanc Square Garstang

Status: Application Permitted

- d) 16/00550/DIS Discharge of conditions 4 (drainage scheme), 5 (drainage management plan), 6 (NE licence), 7 (bat method statement), 10 (lighting), 11(biodiversity enhancement), 12 (highway works), 13 (CMP), 14 (travel plan), 15 (desk study), 22 (tree protection) on application 16/00550/FULMAJ

Garstang Business And Community Centre 96 High Street Garstang

Status: Unknown

7. Garstang Community centre – for decision

The Chair of the Planning Committee is suggesting if it would be a good idea to write to the Chair of Wyre Planning to thank the Committee for supporting our planning committee's objection for the complete demolition of the old council offices?

How does the Committee wish to proceed?

8. Wyre Council - Unauthorised signage – for information

Roger Longden, Planning Enforcement Officer, is unable to attend this Committee meeting. The Clerk has invited him to the meeting on the 20/5/19.