



Garstang Town Council

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Planning Committee Meeting, 15th January 2024 Minutes

Minutes of the Planning Committee meeting, held on 15 January 2024, 6.50pm.

Present

Chairman: Webster

Councillors present: Allan, Allard (arrived 7.00pm), Perkins and Webster

Ex officio member Councillor Pearson (Mayor)

Also present: Garstang Town Clerk, Edwina Parry and Councillor Brooks. 1 member of the public was also in attendance, in readiness for the Full Council meeting.

037(2023-24) Apologies for Absence

None

038(2023-24) Declaration of Interests and Dispensations

None.

039(2023-24) Public Participation

No members of the public wished to speak.

040(2023-24) Minutes of the last meeting

A copy of the minutes of the Committee meeting held on 11th December 2023 had been circulated.

Resolved: The minutes of the Committee meeting held on 11th December 2023 were confirmed and signed as a true record.

041(2023-24) Wyre Council Application

a) **Application Number: 20/00340/RELMAJ**

Proposal: Reserved matters application for appearance, layout, scale and landscaping for a residential development comprising 251 dwellings, the development of 4.68ha of land for employment (B1 and B2) uses, a convenience store and a coffee shop (following outline application 14/00458/OULMAJ)

Location: Land To The West Of The A6 (Preston/Lancaster New Road) Bounded By Nateby Crossing Lane & Croston Barn Lane Cabus

Resolved: The Committee object strongly to this application. The objections include:

- i) Highway safety; The Committee is concerned about the removal of the pedestrian underpass under the A6. There is concern for the safety of residents, of all ages, walking from the application site to the centre of Garstang and having to negotiate crossing the A6.
- ii) Highway safety; concern about the potential increase of accidents on the A6 at the junctions with Moss Lane and Longmoor Lane. The potential increase of accidents is enhanced, when there is an accident on the M6 motorway, and traffic is either diverted along the A6 or the A6 is taken as a short cut to avoid the motorway.
Has the A6 got the capacity to take the associated increase of traffic associated with the proposed development?
- iii) Highway safety; concern that the junction and road layout at Nateby Crossing Lane and Longmoor Lane, is unsuitable to accommodate the traffic associated with the development of this scale.
- iv) Highway safety: concern about the proposed right turn out the site onto the A6. Also concerned about the 3 exits points onto Class B roads.
- v) The Committee is concerned about the low numbers of affordable housing. Out of 251 dwellings, there are only 15 affordable apartments and 7 affordable houses. Does this meet the criteria?
- vi) Lack of play facilities for children and young people on the site. There is concern [reasons outlined in point i)] about the lack of safe crossing points on the A6 for trips to access the playground facilities at Kepple Lane and Moss Lane Parks.
- vii) Concern that the drainage drawings have still not been provided to Wyre Council.
- viii) Endorse the Canal and River Trust comments about the discharge water into the water courses.
- ix) Endorse the Environment Agency comments about potential contamination from the old railway line.
- x) Impact of the industrial estate to the residential dwellings. What will be the delivery times of wagons to service the industrial units?

b) Application Number: 23/01041/FUL

Proposal: External alterations including a replacement garage roof, new door and window, along with a new enclosure containing 6 air conditioning units and bins, and other associated works

Location: 1 Croston Villa High Street Garstang

Resolved: No objections

c) Application Number: 23/01131/FUL

Proposal: Single storey extensions and alterations to clubhouse, including provision of roof lift, relocation of cricket nets, two storage containers, new replacement scoreboard, and change of used of existing store to lounge connected to club house (pursuant to variation of condition 2 (plans) on planning permission 18/00181/FUL)

Location: Garstang Community Sports Club 94 High Street Garstang

Resolved: No objections

d) Application Number: 23/01144/ADV

Proposal: Advertisement consent for 1 no illuminated hanging sign, 1 no

illuminated fascia sign and 1no illuminated ATM surround
Location: 62 Church Street Garstang

Resolved: No objections

The Meeting Finished at: 7.24pm