



Garstang Town Council

Town Clerk: Mrs E Parry
Tel: 07592 792 801
Email: clerk@garstangtowncouncil.gov.uk
Web: www.garstangtowncouncil.gov.uk

Garstang Scout and Guide
Headquarters
Kepple Lane
Garstang
PR3 1PB

Planning Committee Meeting, 19th August 2024 Agenda

Planning Committee Members and members of the press & public

You are summoned to attend the meeting of the Planning Committee to consider the items detailed on the attached agenda.

The meeting will be held at Garstang library,
Windsor Road, Garstang, PR3 1EX
on Monday, 19 August 2024 **at 7.20pm**

If you are unable to attend please could you submit an apology to the Clerk.

Please contact the Clerk by 13.00, Monday, 19 August 2024, to express your interest in attending the meeting, so that arrangements may be made for you to attend.

Recording of Public Council Meetings

Please be aware that the public meeting may be recorded for the accuracy of the minutes.

As per standing orders 12g; for any meeting that has been recorded the recording will be kept for a period of 6 months after the minutes have been approved as accurate before the recording is deleted.

E Parry

Town Clerk,
14th August 2024

A training session will be held before the meeting, at 6.45pm, for Councillors who need help accessing Town Council emails and Teams documentation from their mobile devices. The training session will be led by Councillor Atkinson.

Agenda

- 1) **Apologies for Absence**
To receive apologies for absence.
- 2) **Declaration of Interests and Dispensations**
To receive disclosures of pecuniary and non-pecuniary interests and dispensation requests from Councillors on matters to be considered at the meeting.
- 3) **Public Participation**
The Chairman will ask Councillors to agree to adjourn the meeting to allow non-Councillors to speak and will ask Councillors to agree to reconvene the meeting on the conclusion of the public participation.
- 4) **Minutes of the last meeting – for decision**
Councillors are asked to approve, as a correct record, the minutes of the Committee meeting held on [15th July 2024](#).
- 5) **Wyre Council Application**
None
- 6) **Wyre Council - Wyre Planning Policy - August 2024 Newsletter– for information**
Housing Needs Assessment 2024
In 2023, Wyre Council commissioned the production of a Housing Needs Assessment for the Borough. The objective of the study was to establish the housing needs for the Borough over the forthcoming plan period. This study also provided information around housing for specific groups including affordable housing in line with the NPPF.
The Housing Needs Assessment assists the Council in:
 - Understanding housing needs in different parts of the Borough
 - Understanding the type, size and mix of housing required to inform strategic planning
 - Providing evidence to Registered Providers working with Homes England and other agencies
 - Informing negotiations around the provision of affordable homes delivered via Section 106 agreementsThis evidence was endorsed by the Portfolio Holder for Planning Policy and Economic Development, to be used with immediate effect as current evidence in replacement of the 'Fylde Coast Strategic Housing Market (SHMA) Assessment and subsequent addendums' and 'Rural Affordable Housing Needs Survey 2015-2020'. The evidence will also support the emerging local plan.
Strategic Flood Risk Assessment (SFRA)
In accordance with the NPPF, a Level 1 Strategic Flood Risk Assessment (SFRA) has been produced for the Fylde Coast Authorities. This assesses the risk of flooding from all sources, both now and in the future, whilst accounting for the impacts of climate change, and to assess the impact the land use changes and development in the area will have on flood risk.

If development cannot be sustainably located, a level 2 SFRA will be required.

Level 1 SFRA (2024)

- [Fylde Coast Authorities Level 1 SFRA – main report](#)
- [Appendix A - GeoPDF User Guide](#)
- [Appendix B – Data Sources](#)
- [Appendix C – SFRA User Guide](#)
- [Appendix D – Flood Alerts and Warnings](#)
- [Appendix E – Flood Risk Summary](#)
- [Appendix F – Cumulative Impact Assessment \(CIA\)](#)
- [Appendix G – Coastal Change Management Areas \(CCMAs\)](#)
- [Coastal Modelling Methodology Technical Note](#)

The Level 1 SFRA is also accompanied by supporting [GeoPDF maps](#). To utilise these, Adobe software is required. It is recommended that users first determine the area of interest to establish which map to download.

Green Infrastructure - Advice for applicants

Wyre Council has produced advice to guide applicants through the process of applying Local Plan Policy HP9 Green Infrastructure in new residential developments. The latest version of the guidance and spreadsheet (July 2024), which can be found on our website, updates the financial calculations to take into account inflation. It also makes a clear the link between delivering green infrastructure and the council's green infrastructure evidence base, including the Green Infrastructure Strategy.