



Garstang Town Council

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Garstang Scout and Guide
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Planning Committee Meeting, 16th June 2025 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, 16 June 2025 **at 7.05pm**

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

Please contact the Clerk by 13.00, Monday, 16 June 2025, to express your interest in attending the meeting, This helps Council answer your questions on the evening.

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,
11th June 2025

Agenda

1) **Appointment of Chair – for decision**

The Committee is asked to note point 4 standing Committees in [Committee Terms of Reference and Scheme of Delegation](#)

The Town Mayor shall not be elected as Chairman of any committee save with the express approval of the Council given on consideration of a report from the committee setting out the exceptional reasons justifying the election.

2) **Appointment of Deputy Chair – for decision**

3) **Apologies for Absence**

To receive apologies for absence.

4) **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.

5) **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.

6) **Minutes of the last meeting – for decision**

Councillors are asked to approve, as a correct record, the [minutes of the Committee meeting held on 19th May 2025](#).

7) **Wyre Council Application – for decision**

a) **Application Number: 25/00315/FUL**

Proposal: Change of use from former bank to two residential apartments

Location: 12 High Street Garstang

b) **Application Number: 25/00450/FUL**

Proposal: Proposed single storey rear extension following the demolition of existing extension

Location: 5 Lime Grove Garstang

c) **Application Number: 25/00375/FUL**

Proposal: Proposed full retail fitout of a vacant retail unit into a retail banking hub including the installation of brand signage, new ATM and associated signage plus external building fabric and associated internal works

Location: Unit 1 River View 96 High Street Garstang Preston

d) **Application Number: 25/00376/ADV**

Proposal: Advertisement Consent for 1.no externally illuminated fascia sign, 1.no externally illuminated projecting sign, 1.no suspended sign, and various vinyl signs, window posters, and nameplates.

Location: Unit 1 River View 96 High Street Garstang Preston

- e) **Application Number: 25/00481/FUL**
Proposal: Proposed single storey front extension, pitched roof to existing bay window, single storey rear and side extension and rear dormer.
Location: 14 Hawthorne Avenue Garstang
- f) **Application Number: 25/00496/PIP**
Proposal: Permission in principle for the erection of 1.no bungalow within the curtilage of Marbrick
Location: Marbrick Garstang Bypass Road Garstang

8) **Article 4 Consideration, Councillor Keyes – for decision**

Proposal: To ask Wyre Council to consider Article 4 Direction be applied to Garstang Conservation Area, when the review of the appraisal is undertaken. In Wyre's own Garstang Conservation Area Appraisal it suggests that Article 4 designation would be an opportunity.

2.0 Background Information:

After a discussion regarding Signage on a property on Garstang High Street (Vapes) it was mentioned that Article 4 Direction may be used for future issues.

Minute 224(2024-25) Full Council Signage in Garstang's Conservation Area
The Council further resolved that Councillor Keyes, brings an Article 4 conservation area agenda item proposal to the next Planning Committee meeting on 19/05/2025.

3.0 Background Documents:

An Article 4 Direction (A4D) is a tool used by local councils to restrict or remove "permitted development rights" for specific areas or buildings. These rights allow certain building works and changes of use to occur without requiring planning permission. An A4D essentially "takes away" these permitted development rights, meaning that planning permission will be needed for those types of developments that would otherwise be permitted.

Here's a more detailed explanation:

- **Purpose:**
A4Ds are used to protect local amenity, the character of conservation areas, or to ensure that specific types of development are carefully considered in light of the area's planning policies.
- **How it works:**
An A4D is made by a local planning authority under Article 4 of the General Permitted Development Order. It restricts the types of development that can proceed without planning permission, meaning that even minor alterations or changes of use that would normally be permitted development require a planning application.
- **Impact:**
This means that if you plan to carry out any works or changes of use in an area covered by an A4D, you'll need to submit a planning application to the local council, even if those works would normally be considered

permitted development.

- Wyre website:
Certain types of minor development can usually be carried out without planning permission. This is known as permitted development.

However, in some circumstances it may be desirable to remove these rights in order that the council retains control over the way development takes place. The powers to do this are given to the council under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) \(Order\) 2015](#)

Wyre website has a list of areas that have Article 4 direction policies on their website - Garstang is not listed.

Garstang Conservation Area Appraisal on the Wyre website
Page 62/63 of Garstang Conservation Area Appraisal suggests that Article 4 designation would be an opportunity.

In the Appendices Garstang Conservation Area Appraisal and Management Plan Page 70/71 there was a feedback form which included Article 4 as a suggestion. Evidently this was not taken up at Wyre Council.

9) **Follow up correspondence Wyre Council – for information**
071(2024-25) Wyre Council Application

a) Application Number: 25/00355/FUL
Proposal: Proposed erection of single storey rear and side extension, with internal alterations
Location: 8 Derby Road Garstang

Resolved: No objections

The Committee further resolved for the Clerk to seek clarification from Wyre Council about the submitted CIL form – why has the form being completed?

Wyre council responded that the CIL form has been submitted in error looking at the application. I'm not sure why it has been submitted for a house holder application

10) **Wyre Council Planning Policy Newsletter - May 2025, for information**
Draft Affordable Housing Guidance Consultation

Wyre Council is starting a 4 week consultation from Friday 30th May 2025 on new guidance relating to the requirements for affordable housing on development sites in Wyre. The draft guidance can be found here.

The guidance has been drafted in response to our recently commissioned Housing Evidence and is intended for use by developers and Registered Providers, the public and by planning officers and the affordable housing delivery officer in the assessment and delivery of planning proposals for new housing developments within the Borough.

The consultation runs until 5pm on Monday 30th June 2025.

Biodiversity Net Gain Guidance for Applicants

The Council has recently updated the BNG Guidance for Applicants to reflect the latest validation checklist which now requires the submission of a BNG Statement for applications where the statutory minimum 10% BNG applies. The updated guidance [can be accessed here](#) and the validation checklist [can be accessed here](#).