



# Garstang Town Council

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## Planning Committee Meeting, Monday 16<sup>th</sup> June 2025 Minutes

Minutes of the Planning Committee meeting, held on 16 June 2025.

### **Present**

Chairman; Councillor Keyes  
Councillors present: Keyes and Allan  
Ex officio members Councillor Perkins and Webster.

Also present: Town Clerk, Edwina Parry and Councillor Atkinson (in readiness for the Full Council meeting at 7.30pm).

### **001(2025-26) Appointment of Chair**

**Resolved:** Councillor Keyes was appointed Chair.

### **002(2025-26) Appointment of Deputy Chair**

**Resolved:** Councillor Allan was appointed Deputy Chair.

### **003(2025-26) Apologies for Absence**

None.

### **004(2025-26) Declaration of Interests and Dispensations**

007(2025-26) e), Councillor Webster declared an 'other interest'. She was a mutual friend with the applicant.

### **005(2025-26) Public Participation**

No members of the public wished to speak.

### **006(2025-26) Minutes of the last meeting**

A copy of the minutes of the Planning Committee meeting held on 19 May 2025 had been circulated.

**Resolved:** The minutes of the Planning Committee meeting held on 19th May 2025 were confirmed and signed as a true record.

### **007(2025-26) Wyre Council Application**

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

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

**Location:** 12 High Street Garstang

**Resolved:** No objections

- b) **Application Number: 25/00450/FUL**  
**Proposal:** Proposed single storey rear extension following the demolition of existing extension  
**Location:** 5 Lime Grove Garstang  
  
**Resolved:** No objections
- 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  
  
**Resolved:** No objections
- 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  
  
**Resolved:** No objections
- 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  
  
Councillor Webster did not participate in the vote.  
  
**Resolved:** No objections
- 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  
  
**Resolved:** No objections

**008(2025-26) Article 4 Consideration, Councillor Keyes**

**Resolved:** The Committee agreed to ask Wyre Council to consider that 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.

**009(2025-26) Follow up correspondence Wyre Council – for information**

The Committee noted the following:

**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

**010(2025-26) 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](#).

**The Meeting Finished at: 7.24pm**