



**PLANNING COMMITTEE:
30 JULY 2020**

Report of: Corporate Director of Place and Community

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SUBJECT: LATE INFORMATION

1.0 INTRODUCTION

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

2.0 ITEM 7 – PLANNING APPLICATIONS

REPORT NO. 3 – THE NEW FLEETWOOD, 1 HOOLE LANE, BANKS - 2019/1226/FUL

An objection has been received from North Meols Parish Council who object on the grounds of:

- Not acceptable under Local Plan policy IF1
- The New Fleetwood is the only Public House in Banks. "Ralph's Wife's" bar is very small, a "micro pub" and St Stephens is a members' club.
- The village has expanded in housing over recent years and facilities are lacking. The Pub is a vital community asset in a central and prominent place and should be retained.
- It has traded for nearly 60 years, the village having been famously "dry" for 50 years before this due to licensing opposition from the Methodist Church.
- The pub on this site is a strong part of village history and cultural identity.
- Red Oak Taverns was formed in 2011 and purchased the site in 2015. It appears that they may have bought the site for potential development as they do not appear to have invested in maintaining or upgrading the pub, tenants having done what they can at their own expense while only having short term tenancies. This has made it difficult for the pub to be profitable.
- Feel very strongly that the New Fleetwood should not be demolished - there is another more suitable site for a Co-Op or other retail units at the centre of the

village on Hoole Lane. This is TNO004 in the emerging local plan, also called SHELAA site BA016. This is a larger site with frontage onto Hoole Lane and better placed for highway safety than the Pub site as it is not on a major road junction.

- The current tenants of the pub only have a one month contract. Despite their insecure situation they have been involved and supportive of the community. This has been obvious during lockdown and the COVID-19 pandemic. For example they used part of the pub to distribute fruit and vegetables from local farmers to residents and last week, after the worship resumed at the Church, they served coffee and cakes to church goers after the service.
- With keen tenants there is a real chance of the pub being successful.

OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

The principle of the development in respect of retail development and loss of community facilities is assessed in the Officers report under paragraphs 10.2 – 10.5. The thrust of Policy IF1 of the Local Plan is to encourage retail facilities within the Borough's town and local centres as a means of *Maintaining Vibrant Town and Local Centres*'. Other uses such as community facilities, whilst important, are seen to support the shopping hierarchy and the vitality and viability of retail centres. The expansion of retail provision in Banks village centre is strongly supported by Policy IF1.

In relation to the other site which the Parish Council feel would be more suitable for the development, I note there are policy issues surrounding the site. Firstly, it is located outside of the designated village centre as defined in the Local Plan on land designated as Protected Land not suitable for retail development. Secondly, the site also lies within Flood Zone 3 (the least suitable for new development) and is in multiple ownerships.

REPORT NO. 4 – 24 - 26 DERBY STREET, ORMSKIRK - 2019/1247/FUL

There is an error in the report. The proposed extensions at the rear of the building would be finished in brick not render as stated within the published report. Paragraph 5.1 should state:

The application proposes the erection of two three-storey brick extensions at the rear of the building, installation of a mansard roof to the rear and conversion of the loft space to habitable accommodation. Two existing extensions at the rear of the building are proposed to be demolished.