



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 7 June 2023
<b>Venue:</b>	Council Chamber, Town Hall, St Annes Road West, St Annes, FY8 1LW
<b>Committee Members Present:</b>	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Tim Armit, Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Viv Willder (substitute)
<b>Other Councillors Present:</b>	Paul Hayhurst
<b>Officers Present:</b>	Anita Elliott, Mark Evans, Andrew Stell, Christine Wood
<b>Other Attendees:</b>	--

A recording of the meeting can be viewed online at the following link: [Planning Committee, Wednesday, 7 June 2023](#)

### Welcome and introductions

Councillor Richard Redcliffe, recently appointed Chairman of the Planning Committee welcomed everyone to the meeting, in particular newly elected Members, and new Members on the Committee.

Councillor Redcliffe acknowledged and expressed thanks on behalf of the Planning Committee for the achievements and service of long standing, previous Members on the Committee in particular the service of the previous Chair, Councillor Trevor Fiddler, to the Planning Committee and to Fylde Council.

### Public Speaking at Planning Committee

Councillor Paul Hayhurst addressed the Committee regarding planning application 23/0038 – (Application to vary condition 2 (approved plans) of planning permission 20/0363 to allow the substitution of all approved house types with new house types including associated modifications to the development layout, parking arrangements and landscaping).

### Procedural Items

#### 1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on Wednesday, 26 April 2023 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Viv Willder substituted for Councillor Vince Settle.

Decision Items

4. Substitutes at Planning Committee

The Chairman introduced the report which advised that following the confirmation of Committee allocations at the Council AGM, held on 24 May 2023, there were vacancies to be filled in the pool of reserve Planning Members.

In accordance with Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution, the Committee was invited to review the current appointments to the pool of substitutes at Planning Committee.

**Following consideration of this matter it was RESOLVED that Councillors Frank Andrews, Viv Willder and Michelle Morris be reserve Planning Members on the Committee.**

The Chairman requested that Council Officers be advised as soon as possible regarding further nominations for Reserve Members for the Planning Committee to ensure those Members received the required training prior to the next meeting of the Planning Committee on Wednesday, 5 July 2023.

5. Planning Matters

The Committee considered the report of Mr Mark Evans (Head of Planning) which set out various planning applications.

**Following detailed consideration of each application, it was RESOLVED to decide the applications as stated in the schedule attached.**

Information Item

The following information item was received and noted by the Committee.

6. List of Appeals Decided

It was reported that the Council had received two appeal decisions between 15 April 2023 and 26 May 2023.

Mr Andrew Stell, Development Manager advised the Committee that the decision regarding application 21/0786 (Dismissed) was in relation to a planning application. Mr Stell also advised the Committee that the decision regarding application 21/0787 (Allowed) was in relation to an application for listed building planning consent. Mr Stell outlined to the Committee details relating to each decision of the Planning Inspectorate.

7. Planning Committee meetings

The Chairman referred to the recent training event held for Members of the Planning Committee in which it had been suggested that going forward, Planning Committee meetings commence at 9.30am and not 10am as currently scheduled.

Ms Anita Elliott, Council's Legal representative referred to and advised the Committee of Part 4 of the Constitution which stated "Rules of Procedure, Paragraph 5, Time, and Place of Meetings - The Chief Executive will fix the time and place of meetings; and

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Also pursuant to the Local Government Act 1972, s99, Schedule 12 – Meetings and Proceedings of Local Authorities, under s 2(1)A principal council may in every year hold, in addition to the annual meeting, such other meetings as they may determine and:

(2) Those other meetings shall be held at such hour and on such days as the council may determine”.

Following discussion, the Committee supported the proposal that future meetings of the Planning Committee commence at 9:30 am and requested the Allan Oldfield, Chief Executive be advised of the supported proposal.

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Item Number 1

<b>Application No:</b>	23/0038	<b>Application Type:</b>	Variation of Condition
<b>Applicant:</b>	NEWPARK HOMES LLP HALPERN	<b>Agent:</b>	MCK ASSOCIATES
<b>Location:</b>	BONDS OF ELSWICK BONDS LANE ELSWICK PRESTON PR4 3ZE		
<b>Proposal:</b>	APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 20/0363 TO ALLOW THE SUBSTITUTION OF ALL APPROVED HOUSE TYPES WITH NEW HOUSE TYPES INCLUDING ASSOCIATED MODIFICATIONS TO THE DEVELOPMENT LAYOUT, PARKING ARRANGEMENTS AND LANDSCAPING		
<b>Ward:</b>	Elswick and Little Eccleston	<b>Parish:</b>	Elswick

**Decision**

Granted

**Conditions**

1. The development must be begun not later than the expiration of three years from the date of planning permission ref. 20/0363. (i.e. by 1 April 2025)

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the date of expiry of this permission is consistent with the extant planning permission that is to be varied.

2. This permission relates to the following plans:

- Location Plan - Drawing no. SL01 Rev A
- Proposed Site Layout - Drawing no. PL01 Rev B
- House Type 1 Plot 1 Elevations - Drawing no. 4B-1407 (2) Rev A
- House Type 1 Plot 1 Floor Plans - Drawing no. 4B-1407-P2 Rev A
- House Type 1 Plot 2 Elevations - Drawing no. 4B-1407 (2) Rev A
- House Type 1 Plot 2 Floor Plans - Drawing no. 4B-1407-P2 Rev A
- House Type 2 Plots 3, 5 & 7 Elevations - Drawing no. 4B-1407 (1) Rev B
- House Type 2 Plots 3, 5 & 7 Floor Plans - Drawing no. 4B-1407-P Rev B
- House Type 2 Plots 2 & 6 Elevations - Drawing no. 4B-1407 (1) Rev B
- House Type 2 Plots 2 & 6 Floor Plans - Drawing no. 4B-1407-P Rev B
- House Type 3 Plot 8 Elevations - Drawing no. 4B-1407 (1) Rev B

- House Type 3 Plot 8 Floor Plans - Drawing no. 4B-1407-P Rev B

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials with not less than 3 of the dwellings including an element of render treatment to the front elevations. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings, the street scene and the vernacular of the wider village in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. No above ground works of development shall take place until details of the finished floor levels for each dwelling and the ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. No above ground works of development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
  - a) separate systems for the disposal of foul and surface water;
  - b) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
  - c) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
  - d) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
  - e) a timetable for implementation, including details of any phased delivery; and
  - f) details of how the drainage system will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and shall be managed and maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before any of the dwellings hereby approved are first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the dwellings hereby approved shall be occupied until a scheme for the construction of all hard surfaced areas of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the layout, design and construction (including sub layers and surfacing materials) of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be laid out and made available for use in accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure satisfactory treatment of hard surfaced areas and an appropriate standard of engineering works in the interests of visual amenity and the amenity of future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

8. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in section 4 of the Arboricultural Impact Assessment prepared by Karen O'Shea of 'Urban Green' (dated March 2020) and approved under planning permission ref. 20/0363. The identified tree and hedgerow protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7

9. No clearance of any vegetation and/or demolition of buildings (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no

clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

10. The development shall be carried out in full accordance with the Construction Method Statement submitted by MCK Associates Ltd on 17 March 2023.

Reason: In order to ensure that appropriate measures are put during the development to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 (incorporating Partial Review) and the National Planning Policy Framework.

11. The private vehicle parking and manoeuvring areas for each dwelling (including areas of driveway and car port) shall be constructed and made available for use in accordance with the details shown on the approved site plan listed in condition 2 before each associated dwelling is first occupied. This shall ensure that not less than 2 in-curtilage parking spaces are available for the use of each property, with these spaces retained as available parking and manoeuvring areas at all times thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies T5 and GD7, and the National Planning Policy Framework.

12. No above ground works of development shall take place until a scheme for the siting, layout, design and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- a) The provision of a junction table at the junction of Beech Road, Ash Road, and Bonds Lane.

The highway improvement works shall be implemented in full accordance with the details in the duly approved scheme and before any of the dwellings hereby approved are first occupied, or within any other timescale that has first been agreed in writing with the Local Planning Authority.

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure in order to achieve a safe and suitable means of access to the development for all users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework

### Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

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The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

### Item Number 2

<b>Application No:</b>	23/0266	<b>Application Type:</b>	Full Planning Permission
<b>Applicant:</b>	HOMEBIRD ST ANNES LTD	<b>Agent:</b>	DC & MG ASSOCIATES
<b>Location:</b>	FORMER PUBLIC OFFICES 292-294 CLIFTON DRIVE SOUTH LYTHAM ST ANNES FY8 1LH		
<b>Proposal:</b>	DEMOLITION OF EXISTING STORAGE OUTBUILDING WITHIN REAR YARD AND INSTALLATION OF SOLAR PANELS TO REAR AND SIDE ROOF SLOPES OF BUILDING		
<b>Ward:</b>	Central	<b>Parish:</b>	St Anne's on the Sea

### Decision

Granted

### Conditions

1. This permission relates to the following plans:

- Location Plan – DCMG Drawing 21 1179 P001 Rev A
- Proposed Site Plan – DCMG Drawing 21 1179 P011 Rev A
- Existing and Proposed Roof Plan – DCMG Drawing 21 1179 P012
- Proposed Elevations – DCMG Drawing 21 1179 P005 Rev A
- Outbuilding Floor Plans and Elevations – DCMG Drawing 21 1179 P013

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

2. Prior to the installation of the solar panels hereby approved the following details shall be submitted to and approved in writing by the local planning authority:

Details of the design, manufacturer, model, colour and frame arrangements of the solar panels  
Details of the method of attaching the panels to the roof of the building, including a methodology for the implementation of that.



The development shall thereafter be implemented in accordance with these approved details.

Reason: To provide the necessary clarity over the appearance of the panels and the method of their attachment to the roof of the building. These details are essential to ensure that the approved development has an appropriate appearance to reflect the listed status of the building and its location in the conservation area, and that the works will not harm the historic fabric of the building. These details will ensure compliance with the requirements of Policy ENV5 and Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

**Informative(s)**

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number 3

<b>Application No:</b>	23/0245	<b>Application Type:</b>	Listed Building Consent
<b>Applicant:</b>	HOMEBIRD ST ANNES LTD	<b>Agent:</b>	DC AND MG ASSOCIATES
<b>Location:</b>	FORMER PUBLIC OFFICES 292-294 CLIFTON DRIVE SOUTH LYTHAM ST ANNES FY8 1LH		
<b>Proposal:</b>	LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING STORAGE OUTBUILDING WITHIN REAR YARD AND INSTALLATION OF SOLAR PANELS TO REAR AND SIDE ROOF SLOPES OF BUILDING		
<b>Ward:</b>	Central	<b>Parish:</b>	St Anne's on the Sea

**Decision**

Granted

**Conditions**

1. Prior to the installation of the solar panels hereby approved details of the internal routing of the power connection cables, control panel, and any battery storage arrangements shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with these approved details.

Reason: To provide the necessary clarity over these details to ensure that the architectural and historic importance of the building is maintained. These details will ensure compliance with the requirements of Policy ENV5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

**Informative(s)**

1. For the avoidance of doubt, this consent relates to the following plans:
  - Location Plan – DCMG Drawing 21 1179 P001 Rev A
  - Proposed Site Plan – DCMG Drawing 21 1179 P011 Rev A
  - Existing and Proposed Roof Plan – DCMG Drawing 21 1179 P012
  - Proposed Elevations – DCMG Drawing 21 1179 P005 Rev A
  - Outbuilding Floor Plans and Elevations – DCMG Drawing 21 1179 P013