

Development Management Committee



Date:	Wednesday, 9 October 2013
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Tim Armit, Maxine Chew, Peter Collins, Fabian Craig-Wilson, Charlie Duffy, Dr Trevor Fiddler, Peter Hardy, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather A Speak, Vivienne M Willder
Other Councillors:	Councillors Julie Brickles, David Donaldson, Cheryl Little
Officers:	Mark Evans, Andrew Stell, Nicola Martin, Lyndsey Lacey, Sharon Wadsworth
Members of the public:	About twenty members of the public were in attendance

Councillor Barbara Nash

The Chairman of the Committee welcomed Councillor Barbara Nash (newly appointed member of the Development Management Committee) to the meeting.

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and that any personal or prejudicial interests should be declared as required by the Council's Code of Conduct.

Councillor Peter Hardy declared a personal and prejudicial interest in planning application 13/0372 relating to AFC Fylde Kellamergh Park, Warton and withdrew from the meeting during the consideration and voting thereon.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 4 September 2013 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Elizabeth Oades for Councillor Kiran Mulholland

4. Development Management matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

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

(An adjournment of the meeting took place during consideration of planning application 12/0568 relating to Cropper Road Farm, Cropper Road, Westby-with-Plumpton. The meeting was subsequently reconvened)

(Councillor Linda Nulty was not in attendance during the consideration of planning application no 13/0470 relating to land adjacent to 18 Chain Lane, Staining and as a consequence, took no part in the voting relating thereto)

5. List of Appeals

Members were provided, for information, with appeal decision letters received between 21 August and 30 September 2013 and RESOLVED to note the decisions.

6. Appeal Decision – Mowbreck Lane, Wesham

Councillor Dr Fiddler (Portfolio Holder for Planning and Development) introduced the report. He then invited Mark Evans (Head of Planning and Regeneration) to present the key findings of the recently received appeal decision. In brief, the report set out a potential course of action which sought to address issues identified as a result of this particular appeal process.

Following detailed consideration it was RESOLVED:

1. That the Inspector's decision is noted and the approach of the Inspector and weight applied to various aspects of the decision be taken into consideration in the determination of planning applications for other similar developments in the future.
2. That the Development Management Committee and Cabinet agree to the consideration of the introduction of formal procedural arrangements where the decision of the committee is at variance with the officer recommendation.
3. That a small representative group of the Development Management Committee and appropriate officers be formed to consider the most appropriate mechanism for such a process and a report be presented to future meetings of the Development Management Committee and Cabinet for consideration.

Development Management Committee Minutes

09 October 2013

Item Number: 1

Application Reference: 12/0568		Type of Application: Full Planning Permission
Applicant:	Mr David Whaite	Agent :
Location:	CROPPER ROAD FARM, CROPPER ROAD, WESTBY WITH PLUMPTONS	
Proposal:	PROPOSED SITING OF RESIDENTIAL MOBILE HOME AS AGRICULTURAL WORKERS DWELLING	

Decision

Full Planning Permission: - Powers to approve the application delegated to the Head of Planning & Regeneration subject to the receipt of a suitable and satisfactory revised plan amending the location of the caravan and subject to the imposition of conditions as set out below.

Conditions and Reasons

Reason for Approval

Having considered all the evidence before it, the committee considered that an essential need has been established for a residential presence on the site in the interests of the safety and security of the site and the welfare of livestock.

Conditions

- The permission to relate to a mobile home for a temporary period of 3 years.
- The mobile home only to be occupied by a person responsible for the agricultural business operated on the site.
- The existing non-residential static caravan to be removed from the site.
- Any other conditions required as a result of ongoing discussions.

Item Number: 2

Application Reference: 13/0349		Type of Application: Change of Use	
Applicant:	D Hollowell & Sons Ltd	Agent :	Mr Streefkirk
Location:	BANK HOUSE, ALEXANDRIA DRIVE, LYTHAM ST ANNES, FY8 1JD		
Proposal:	RE-SUBMISSION OF 12/0617 - CHANGE OF USE TO A FUNERAL UNDERTAKERS (INCLUDING B1 OFFICES, VIEWING CHAPELS, PREPARATION ROOMS, ARRANGING ROOMS AND STORAGE) TOGETHER WITH ASSOCIATED WORKS INCLUDING THE INSTALLATION OF SERVICE DOORS, REPLACEMENT WINDOWS AND DOORS, RECONFIGURATION OF CAR PARK LAYOUT, CANOPY TO REAR, FENCING TO SIDE AND LANDSCAPING		

Decision

Change of Use: - Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the revised plan[s] dated 14th August 2013 (Drawing no. 003.C.08).

For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Prior to the first occupation of the building for the use hereby approved; details and samples of the replacement window frames and doors showing the design and materials to be used shall be submitted to the Local Planning Authority and approved in writing prior to installation and thereafter only the approved form of window frames/doors(s) shall be fitted as a repair or replacement.

In the interests of the visual amenity.

- 4 The proposed window(s) shown coloured GREEN on the approved plans shall be obscurely glazed and of a type that are either fixed or do not fully open inwards or outwards. The exact form and design of the windows shall be agreed with the Local Planning Authority prior to first use of the building and after insertion only the agreed type of window shall be subsequently refitted as a repair or replacement.

To safeguard the amenities of members of the public.

- 5 The boundary treatments indicated on the approved plan shall be provided prior to the use hereby approved first commencing. Thereafter, only the agreed fencing shall be erected and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

In the interests of neighbour amenity.

- 6 The whole of the landscape works, as approved shall be implemented during the first planting season following the implementation of the change of use hereby approved and subsequently maintained for a period of 10 years. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

- 7 The car parking provision as shown on Drawing no. 003.C.01 shall be laid out and made available for use prior to the first occupation of the building for the use hereby approved. The approved car parking provision shall be retained at all times thereafter specifically for this purpose.

To ensure provision of adequate car parking on site and in the interests of highway safety.

- 8 The use hereby permitted shall not be open to visiting members of the public outside of the following times
08.00 - 18.00 hours Monday to Friday and 08.00 - 13.00 hours on Saturdays, nor at any times on Sundays, Bank or public holidays.

In order to provide control over the times of visits to the site so as to minimise the level of disturbance that could be caused to immediately adjacent neighbours of the premises from visiting members of the public.

- 9 The canopy and screen fencing detail indicated on Drawing no. 003.C.06 and 003.C.08 shall be erected in accordance with the approved plans prior to the first occupation of the building for the use hereby approved. The approved fencing and canopy shall be retained at all times thereafter.

In order to screen views of the rear doors and yard area of the facility, in the interests of residential amenity.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information quoting the planning application number.

Item Number: 3

Application Reference: 13/0372		Type of Application: Full Planning Permission	
Applicant:	Mr Haythornthwaite	Agent :	FWP
Location:	AFC FYLDE KELLAMERGH PARK, BRYNING LANE, BRYNING WITH WARTON		
Proposal:	RETROSPECTIVE APPLICATION FOR EXISTING COVERED TERRACE (APPROX. CAPACITY 750), MATCH DAY CONTROL BUILDING, AND GROUNDSMAN'S STORES. PROPOSED ERECTION OF COVERED ALL-SEATED STAND (CAPACITY 72)		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The external materials to be used in the proposed covered all-seated stand hereby approved shall accord entirely with those indicated on the approved plans and match the finished colour of the approved covered terrace, grounds man's store and match day control building. Any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 Landscaping, including hard surface landscaping shall be carried out and preserved in

accordance with a scheme and programme which shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosure and soft landscape works and shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season following the granting of this permission. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 4 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 4

Application Reference: 13/0424		Type of Application: Change of Use
Applicant:	Pickering Motor Company	Agent :
Location:	PEEL HALL BUSINESS PARK, PEEL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JX	
Proposal:	CHANGE OF USE FOR STORAGE OF MOTOR VEHICLES	

Decision

Change of Use: - Granted

Conditions and Reasons

- 1 Notwithstanding the provisions of Class B8 of the Town and Country Planning (Use Classes) Order 1987 and Part 3 Class B of Schedule 2 of the Town and country Planning (General Permitted Development) Order 1995 (or any other Order superseding or revoking them) the premises shall only be used as a storage area for cars and vans up to and including, but not exceeding, 3 m in height and shall not be used for the parking of larger commercial vehicles or any other form of external storage.

In order to define the permission and provide control over the scale of vehicles stored on site in the interest of preserving the character of the area and the relationship to neighbouring residential properties as required by Policy SP8 of the Fylde Borough Local Plan

- 2 That no vehicles shall be brought to or taken from the site or moved within the site except between the hours of 0800 until 2000 on any day.

In order to provide control over vehicle movements at the site in the interest of preserving the amenity of neighbouring residential properties as required by Policy SP8 of the Fylde Borough Local Plan

- 3 That there shall be no servicing or repair of vehicles within the area hereby approved for car storage at any time. Any valeting shall only be undertaken between the hours of 0800 and 2000 on any day and shall only be undertaken to vehicles that are being stored at the site.

In order to define the permission and provide control over the activity at the site in the interest of preserving the character of the area and the relationship to neighbouring residential properties as required by Policy SP8 of the Fylde Borough Local Plan outside any building within the sites edged red or blue.

- 4 Notwithstanding the provisions of Schedule 2, Part 31, Class B of the Town and Country Planning [General Permitted Development] Order 1995 [or any subsequent Order amending or superseding it], the existing boundary wall between the application site and Peel Road shall be retained at a height of no less than 2.8m (measured from the application site side) at all times. Should the existing wall be removed then it shall be replaced within 4 weeks of the removal by a wall of an equivalent height and design in accordance with details that are first agreed in writing by the Local Planning Authority.

In order to provide appropriate screening to the cars stored in accordance with preserving the character of the area as required by Policy SP2 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by actively engaging in pre-application discussions with the applicant to try and find solutions to problems.

Item Number: 5

Application Reference:	13/0470	Type of Application:	Full Planning Permission
Applicant:	Mr Roger Thompson	Agent :	
Location:	LAND ADJ TO 18 CHAIN LANE, STAINING		
Proposal:	PROPOSED VARIATION OF HOUSE TYPE AND LAYOUT ON PLOTS 17-20 APPROVED UNDER PLANNING PERMISSION 11/0131 TO CREATE AN ADDITIONAL 2 DWELLINGS.		

Decision

Full Planning Permission: - Approved subject to the completion of a Section 106 agreement in order to secure a payment to the council of £50,000 in lieu of any on-site affordable housing from the provision of the additional dwellings hereby approved, and that this money be paid prior to the first occupation of any of the dwellings hereby approved and subject to the following conditions:

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The permission hereby approved shall relate to the following plans only:

- Location Plan - Jones Homes drawing CHAINLANE-LOC-02
- Site Layout - MPSL drawing 10066 01 Rev V
- Beverley Housetype - Jones Homes drawing BEV-L1A2010-PLNG01
- Birch Housetype - Jones Homes drawing BIRCH-L1A2010-PLNG01

To provide appropriate clarity to the planning permission as agreed with the applicant

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by Actively engaging in pre-application discussions with the applicant to try and find solutions to problems and securing revised plans during the course of the application which have overcome initial problems.