



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 31 July 2019
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Officers Present:</b>	Mark Evans, Andrew Stell, Clare Lord, Matthew Taylor, Lyndsey Lacey- Simone.
<b>Members of the Public:</b>	Approx 10 members of the public were in attendance during the course of the day.

### Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of 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 any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Kiran Mulholland declared a personal and prejudicial interest in planning application no: 19/0170 in relation to the Donkey Creek Caravan Park, Naze Lane East, Freckleton and withdrew from the meeting during the discussion and voting thereon.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 3 July 2019 as a correct record for signature by the Chairman.

#### 3. Substitute Members

It was reported that under Council procedure rule 24: Councillor Julie Brickles would substitute for Councillor Linda Nulty at the meeting. However, Councillor Brickles was not in attendance at the meeting.

### Decision Items

#### 4. Planning matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the 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.

(Councillors Liz Oades and Heather Speak requested that their names be recorded as having voted against approval of planning application 18/0798 relating to Peel Hall Business Park, Peel Road, Westby with Plumpton)

5. Fylde Council Tree Preservation Order- 19:0001 - 65 Ribby Road, Kirkham

The Chairman invited Mark Evans (Head of Planning and Housing) to present the report. In doing so, he sought the approval of the committee to confirm Fylde Council Tree Preservation Order 19:0001 relating to 65 Ribby Road, Kirkham. Details with regard to this matter were set out in the report.

Following consideration of this matter it was RESOLVED: That the committee confirms Fylde Council Tree Preservation Order 19:0001 relating to 65 Ribby Road, Kirkham, without amendment so that it becomes permanently effective.

Information Items

6. Planning Enforcement Update

This information report provided an update on the planning enforcement arrangements undertaken by the team. An overview of the arrangements was presented at the meeting by Mark Evans, Head of Planning and Housing and Andrew Stell, Development Manager.

7. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 22 June and 19 July 2019.

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# Planning Committee Minutes

## 31 July 2019

**Item Number:** 1

<b>Application Reference:</b>	18/0535	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Lytham Cricket & Sports Club	<b>Agent :</b>	FWP
<b>Location:</b>	LYTHAM CRICKET CLUB, CHURCH ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5QD		
<b>Proposal:</b>	ERECTION OF DEMOUNTABLE AIR DOME OVER EXISTING DOUBLE TENNIS COURTS FOR SEASONAL USE BETWEEN OCTOBER AND APRIL EACH YEAR INCLUDING RELOCATION OF PERIMETER FENCING AND ACCESS PATHS, REMOVAL OF TWO TREES AND INTRODUCTION OF NEW LANDSCAPING		

### Decision

Full Planning Permission: - Granted

### Conditions and Reasons

1. The development must be begun not later than the expiration of three years from the date of this permission.

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.

2. This permission relates to the following plans:

Drawing no. 5668\_D\_L01 Rev A – Location Plan.  
 Drawing no. 5668\_D\_L02 Rev A – Site Plan.  
 Drawing no. 5668\_D\_L03 Rev A – Existing & Proposed Site Layout Plans.  
 Drawing no. LTC051801 – Lytham TC Layout.  
 Drawing no. 5668\_D\_L04 – Precedent images.  
 Drawing no. 5668\_D\_L05 – Existing and Proposed Sectional Elevations.  
 Drawing no. 201 – Tree Retention, Removal, Protection and Mitigation Plan.

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the materials detailed on the approved plans listed in condition 2 of this permission.

Reason: To ensure use of appropriate materials which are appropriate to the character of the

site, its surroundings and heritage assets in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies ENV5, GD7 and the National Planning Policy Framework.

4. The dome hereby approved shall only be in place between the following dates, whichever occurs first: From 1<sup>st</sup> October or following the last fixture of the cricket season (where a match is to be played at Lytham Cricket and Sports Club) until 31<sup>st</sup> April the following year or the first fixture of the next cricket season (where a match is to be played at Lytham Cricket and Sports Club).

Reason: The dome is required for temporary, seasonal use only and must be dismantled during the cricket season to avoid the potential for ball strikes to endanger users of the indoor tennis courts. The condition is required to ensure that the development does not have a prejudicial effect on the use of playing pitches at the site for other sports in accordance with the requirements of Fylde Local Plan to 2032 policies HW3 and ENV3, and the National Planning Policy Framework.

5. The tennis courts located inside the dome hereby approved shall only be open for use (for any purpose) between the hours of 08:00 and 22:30 on any day.

Reason: To minimise the potential for noise and disturbance to the occupiers of surrounding dwellings and to ensure consistency with the hours of opening for other floodlit tennis courts at the site (including those granted pursuant to planning permission 16/0527) in the interests of the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. The installation and/or dismantling of the dome hereby approved shall be carried out in full accordance with the method statement set out in the following documents:

- Document titled 'Method Statement' by Covair dated 12/07/2019 (relating to the dismantling of the dome).
- Document titled 'Method Statement' by Covair dated 12/07/2019 (relating to the re-inflation of the dome).
- Document titled 'Health & Safety Risk Assessment dated 12/07/2019.
- Document titled 'Seasonal Use of Covair Dome'.
- Document titled 'Wind Speed Switch with wind speed display'.

Installation and/or dismantling of the dome shall not be attempted if wind speeds are greater than 10mph base winds with 15mph gusts.

Reason: To avoid any risk of the dome being blown onto the adjacent railway line during the process of installation and/or dismantling in order to maintain the safe operation of the railway network in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees identified as being retained on drawing no. 201. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be installed in the positions indicated by a purple dot-and-dash line on drawing no. 201. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected areas of the site.

Reason: To ensure that adequate measures are put in place to protect existing protected trees 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 policies GD7 and ENV1.

8. With the exception of those specimens identified on drawing no. 201, no other trees shall be lopped, topped or felled unless a separate works to trees application has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard existing trees in the vicinity of the development that are protected by a Tree Preservation order and to prevent harmful works being undertaken to trees that are shown to be retained as part of the development in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV5.

9. All six of the “proposed native trees” shown on drawing no. 201 shall be planted in full accordance with the details indicated on the approved plan during the first planting season that follows the removal of the existing trees labelled T4 and T6. If any of the “proposed native trees” are subsequently removed, die, become severely damaged or seriously diseased within 10 years of planting, they shall be replaced by trees of the same size and species originally required to be planted.

Reason: To ensure appropriate compensatory planting following the loss of protected trees on the site in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV5.

10. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does 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 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 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

#### **Informative notes:**

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

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 Reference:</b>	18/0798	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	MCS Properties	<b>Agent :</b>	PWA Planning
<b>Location:</b>	PEEL HALL BUSINESS PARK, PEEL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JX		
<b>Proposal:</b>	PROPOSED REDEVELOPMENT OF EXISTING BUSINESS PARK FOR A MIX OF B1, B2 AND B8 USES		

### Decision

The decision on the application is delegated to the Head of Planning and Housing, with his decision to GRANT planning permission only made following:

- The completion of a Section 106 agreement that secures the payment of a proportionate commuted sum (and the phasing of the payment of this contribution) towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032; and
- The adoption of an acceptable Habitats Regulation Assessment that considers the implications of the development; and
- The finalisation of a suitable list of planning conditions that provide appropriate control over the construction and operation of the development to accord with development plan policy requirements.

The following subjects are those which are to be covered by condition, with scope for additional conditions and revisions to this list. The final wording of the conditions shall be a matter that the Head of Planning and Housing is to confirm.

- a. Time limit for implementation
- b. Approved list of plans
- c. Approve phasing plan (updated plan awaited) to ensure site developed appropriately.
- d. Implement appropriate landscaping with and around site, and ensure effective maintenance
- e. All necessary ecological steps including timing of works to avoid bird breeding, protection of pond, biodiversity enhancement
- f. All necessary drainage arrangements including foul water disposal and surface water attenuation
- g. Trading hours of the office and employment uses to reflect the comments from the EHO.
- h. Highways conditions as appropriate when received from LCC Highways.
- i. A condition restricting retail sales from the site.

**Item Number:** 3

<b>Application Reference:</b>	19/0006	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Commercial Development Projects Limited	<b>Agent :</b>	Savills (UK) Limited
<b>Location:</b>	STANWAYS OF LYTHAM, PRESTON ROAD, LYTHAM ST ANNES, FY8 5BG		
<b>Proposal:</b>	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF CLASS A1 RETAIL FOODSTORE		

### Decision

Outline Planning Permission: - Application Deferred

### Reason

The Committee resolved to defer the decision on this item to allow consultation to be undertaken with Bryning-with-Warton Parish Council (as a neighbouring parish council) on the application, and the consideration of any comments that may be received as a result.

**Item Number:** 4

<b>Application Reference:</b>	19/0029	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Carter	<b>Agent :</b>	
<b>Location:</b>	LAND TO THE REAR OF 1 STRIKE LANE, FRECKLETON, PRESTON, PR4 1HR		
<b>Proposal:</b>	DETACHED DORMER BUNGALOW DWELLING WITH VEHICULAR ACCESS OFF KIRKHAM ROAD		

### Decision

Full Planning Permission: - Granted

### Conditions and Reasons

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1905-P-02 Rev F
- Proposed Site Plan - Drawing no. 1905-P-02 Rev F
- Proposed Plans - Drawing no. 1905-P-03 Rev C

- Proposed Elevations - Drawing no. 1905-P-04 Rev C
- Proposed Access - Drawing no. PC0002/010719
- Proposed Landscaping - Drawing no. PC0001/010719

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. PC0001/010719 shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. 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 order that the development assimilates sympathetically into the surrounding landscape, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

5. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (1 March to 31 August, inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season unless and until a methodology 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 methodology.

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

6. The vehicular access arrangements hereby approved on the site plan listed in condition 2 of this permission shall be fully implemented prior to the first occupation of the dwelling, with these works including:

- a) The formation of a new driveway crossing and access point to serve the dwelling



- b) The provision of 2.4m x 43m visibility spays in both directions from that access point, with these kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) at all times thereafter
- c) The provision of a tactile paving crossing point on both sides of Kirkham Road to enable safe pedestrian crossing of that road.
- d) The on-site parking and turning areas

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site 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:

- (i) Separate systems for the disposal of foul and surface water;
- (ii) A detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;
- (iii) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) Details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) Flood water exceedance routes, both on and off site;
- (vi) Means of access for maintenance and easements (where applicable);
- (vii) A timetable for implementation, including any phasing of works.

The duly approved scheme shall be implemented before the dwelling hereby approved is first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

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 Policy INF1.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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:
  1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
  3. Securing revised plans during the course of the application which have overcome initial problems

2. The new site access and associated off-site works will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. This can be done either by:
- telephoning the Area Manager South 01772 538560
  - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application

**Item Number:** 5

<b>Application Reference:</b>	19/0170	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Lancaster	<b>Agent :</b>	Harrison Pitt Architects
<b>Location:</b>	DONKEY CREEK FARM CARAVAN PARK, NAZE LANE EAST, FRECKLETON, PRESTON, PR4 1UN		
<b>Proposal:</b>	CHANGE OF USE OF LAND TO FORM EXTENSION OF EXISTING CARAVAN SITE TO CREATE AN ADDITIONAL 39 NO. TOURING PITCHES AND 4 NO GLAMPING PODS, RELOCATION OF WARDENS ACCOMMODATION, PROVISION OF CHILDREN'S PLAYGROUND WITH ASSOCIATED SERVICES AND AMENITIES.		

### Decision

The decision on the application is delegated to the Head of Planning and Housing to allow further consideration of the following outstanding matters:

- Whether the scale and nature of the development requires the submission of an Environmental Assessment, and then its consideration;
- The ecological implications of the development, including the undertaking of an Appropriate Assessment of the proposal and a Habitats Regulation Assessment;
- The drainage implications of the development;
- The overall planning balance to be reached on the application giving consideration to the matters raised in this report and the assessment of ecological and drainage implications which are yet to be finalised.

In the event that his view is that planning permission should be REFUSED then he is delegated the authority to construct a reason for refusal (s) that is appropriate to the unresolved issues.

In the event that his view is that planning permission should be GRANTED then he is delegated the authority to issue the decision subject to appropriate conditions and reasons, with at least the following subjects to be covered:

1. Time limit for implementation
2. Approved list of plans
3. Require layout to reflect revised site plan
4. Implement appropriate landscaping with and around site, and ensure effective maintenance

5. Ensure site is used for holiday purposes only, with restrictions on duration of stay as existing site
6. Ensure wardens accommodation is used as such only
7. Ensure playground is provided by appropriate trigger in development of site and is retained
8. All necessary ecological steps including timing of works to avoid bird breeding, protection of pond, biodiversity enhancement
9. All necessary drainage arrangements including foul water collection and surface water attenuation

**Item Number:** 6

<b>Application Reference:</b>	19/0330	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Dickinson	<b>Agent :</b>	Mr P Lewis
<b>Location:</b>	97 GREEN LANE, FRECKLETON, PRESTON, PR4 1RP		
<b>Proposal:</b>	PART RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF SIDE DORMERS, JULIET BALCONY AND DOORS TO FIRST FLOOR FRONT ELEVATION, INSERTION OF FIRST FLOOR WINDOW TO REAR ELEVATION AND FRENCH DOORS TO GROUND FLOOR REAR.		

## Decision

Householder Planning Application: - Granted

## Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - BuyAPlan Drawing received 24 April 2019
- Proposed Elevations - PJL Drawing Project 2012 Drawing 3 Revision 0
- Proposed Plans - PJL Drawing Project 2012 Drawing 4 Revision 0
- Proposed section drawing - PJL Drawing Project 2012 Drawing 5 Revision 0

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

3. All windows to the side facing elevations of both dormers hereby approved shall be obscurely glazed to standard equivalent to at least level 3 on the Pilkington Scale (where 1 is the lowest

and 5 the greatest level of obscurity) and shall be non-opening below a height of 1.7m when measured from the floor of the room that they serve before the extended accommodation hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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:** 7

<b>Application Reference:</b>	19/0420	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Sloane	<b>Agent :</b>	De Pol Associates Ltd
<b>Location:</b>	MARTINDALE, MOSS SIDE LANE, RIBBY WITH WREA, PRESTON, PR4 2PE		
<b>Proposal:</b>	ERECTION OF TWO STOREY HOUSE WITH SUB GROUND LEVEL GARAGE,WORKSHOP & STORE AS REPLACEMENT FOR EXISTING BUNGALOW		

#### **Decision**

Full Planning Permission: - Granted

#### **Conditions and Reasons**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1837/1.1B
- Proposed Site Plan - Drawing no. 1837/3.0B
- Proposed Front and Side (West) Elevations - Drawing no. 1837/3.5B
- Proposed Rear and Side (East) Elevations - Drawing no. 1837/3.6B
- Proposed Sub-Ground Floor Plan - Drawing no. 1837/3.1B
- Proposed Ground Floor Plan - Drawing no. 1837/3.2B
- Proposed First Floor Plan - Drawing no. 1837/3.3B

- Proposed Roof Plan - Drawing no. 1837/3.4B

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed below:

- Natural stone cladding
- White 'K Rend' render to match that used on the neighbouring property, 'Terrigal'
- Cedar ship lap timber cladding to match that used on the neighbouring property, 'Terrigal'
- Powder coated aluminium window frames colour matched to those used in the neighbouring property, 'Terrigal'

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

4. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before the dwelling hereby approved is first occupied a soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances 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 dwelling is first occupied 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 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

6. Prior to the commencement of construction on the replacement dwelling hereby approved a tree protection fence shall be erected to the eastern edge of the Root Protection Area of the trees that are within the area of protected woodland under Tree preservation Order 1969 No. 1 which lies to the west of the application site. This fence shall be retained throughout the entire construction period to ensure that this area shall not be utilised for the storage of any materials, vehicles or equipment associated with the construction work, and this area shall not be used for the disposal of any spoil arising from any aspect of the development.

Reason: To ensure that no activities associated with the carrying out of the approved development cause harm to the aforementioned protected woodland, in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1.

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) The identification of the site access for construction traffic,
- b) The timing of the provision, and standard of construction, of the site access for construction traffic,
- c) Times of construction activity at the site,
- d) Times and routes of deliveries to the site,
- e) The location for parking of vehicles of site operatives and visitors,
- f) The location for loading and unloading of plant and materials,
- g) The location for storage of plant and materials used in constructing the development,
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- i) Wheel washing facilities, including details of how, when and where the facilities are to be used'
- j) Measures to control the emission of dust and dirt during construction,
- k) Measures to control the generation of noise and vibration during construction to comply with BS5228:2009
- l) A scheme for storage of spoil and waste resulting from demolition and construction works.

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety as required by Policy GD7 of the Fylde Local Plan to 2032.

#### **Informative notes:**

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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:** 8

<b>Application Reference:</b>	19/0433	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr & Mrs Bartlett	<b>Agent :</b>	Firebuild Solutions Ltd
<b>Location:</b>	PEEL HILL FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JP		
<b>Proposal:</b>	CHANGE OF USE OF LAND FROM 63 HOLIDAY TOURING CARAVAN PLOTS TO 33 HOLIDAY STATIC CARAVAN PLOTS.		

## Decision

The authority to determine the application is delegated to the Head of Planning and Housing for his consideration following the expiry of the statutory press and site notice consultation period, the consideration of any comments received as a consequence of that publicity, and any revisions to the recommendation that he considers appropriate. If planning permission is to be granted then the following conditions and reasons are suggested:

## Conditions and Reasons

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. This permission relates to the following plans:

- Location Plan - Drawing no. PL01, dated May 2019
- Proposed Site Plan - Drawing no. PL03, dated May 2019

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. The static caravan pitches hereby approved shall be laid out in accordance with the approved proposed site plan (dwg no. PL03, dated May 2019)) and shall be used for the siting of no more than 33 static caravans.

Reason: To define the permission and layout the site in the interests of clarity and the character and visual amenity of the area as required by Policies EC7 and GD7 of the Fylde Local Plan to 2032.

4. That any static caravans, motorhomes and any other form of accommodation within the area edged red on the approved plan shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

Reason: To ensure that the site is not occupied by owners as their permanent residential home

as the permission is for holiday use only, having regard to the location of the site within the countryside and the aims of policy GD4 of the Fylde Local Plan to 2032

5. The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the site is not occupied by owners as their permanent residential home as the permission is for holiday use only, having regard to the location of the site within the countryside and the aims of policy GD4 of the Fylde Local Plan to 2032

#### **Informative notes:**

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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: 9**

<b>Application Reference:</b>	19/0475	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Boyle	<b>Agent :</b>	
<b>Location:</b>	ALLOTMENT GARDENS, MYTHOP ROAD, LYTHAM ST ANNES		
<b>Proposal:</b>	ERECTION OF SINGLE STOREY PRE-FABRICATED WOODEN CABIN TO PROVIDE MEETING ROOM AND RELOCATION OF EXISTING SEA FREIGHT CONTAINER ADJACENT TO CABIN.		

#### **Decision**

Full Planning Permission: - Granted

#### **Conditions and Reasons**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. This permission relates to the following plans:
  - Location Plan - Drawing no. 19/0475/PL01
  - Proposed Site Plan - Drawing no. 19/0475/PL02



- Proposed Elevations - Drawing no. Quick-Garden.co.uk - Log cabin NICA product # AV88 Specifications and detailed sketches.

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

#### **Informative notes:**

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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.