

Development Control Committee



Date	24 May 2006
Venue	Council Offices, Wesham
Committee members	Dr Trevor Fiddler (Chairman) Harold Butler, Maxine Chew, Kevin Eastham, Raymond Norsworthy, Linda Nulty, Elizabeth Oades, Barbara Pagett, Albert Pounder, Heather Speak, Simon Renwick, William Thompson, Colin Walton,
Officers	Paul Drinnan, Tony Donnelly, Peter Hancock, Clare Holmes, Lyndsey Lacey

Peter Hancock

The Committee welcomed Peter Hancock (Development Control Officer) to the meeting.

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Councillor William Thompson declared a personal interest in planning application nos. 05/0742 and 05/0743 relating to the Hospital site, Derby Road, Wesham, in so far as a family member was an employee of the hospital.

Councillor Simon Renwick declared a personal interest in planning application nos. 05/0742 and 05/0743 relating to the Hospital site, Derby Road, Wesham, in so far as a family member was an employee of the hospital.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 10 May 2006 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 25.3:

Councillor Simon Renwick for Councillor Andrea Whittaker.

Councillor Elizabeth Oades for Councillor Peter Hardy.

Councillor Maxine Chew for Councillor John Bennett.

4. Development control matters

The Committee considered the reports of Paul Drinnan and Tony Donnelly which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

Following detailed deliberations the Committee RESOLVED:

1. To decide the applications as stated in the schedule attached.
2. To arrange a meeting representatives of the Borough Council, the Highway Authority and Wesham Town Council to discuss the highway and open space issue with regard to planning application nos.05/0742 and 05/0743 relating to the Hospital site, Derby Road, Wesham.
3. To request that the Planning Policy Scrutiny Committee undertake a review of Planning Policy HL4 of the Fylde Borough Council Local Plan.

Development Control Committee Decisions

24 May 2006

Item No:	Application No:	Location/Proposal	Final Decision
1	05/0648	THE GABLES, 35-39 ORCHARD ROAD, ST ANNES, LYTHAM ST ANNES, FY8 1 DEMOLITION OF EXISTING HOTEL, NEW BUILD OF 19, 2 BED UNITS AND APARTMENTS IN 4 STOREY BLOCK, WITH GLAZED LOBBY AND 19 CAR PARKING SPACES. INCLUDING 2 AFFORDABLE UNITS. TO BE DEVELOPED IN CONJUNCTION WITH APPN NO 5/05/0647 - ROCK FACTORY, REAR OF 79-89 ST ALBANS ROAD, ST ANNES	Application Deferred
2	05/0742	HOSPITAL, DERBY ROAD, WESHAM, PRESTON RESERVED MATTERS ON APPLICATION 5/98/0673 FOR RESIDENTIAL DEVELOPMENT FOR 210, TWO, TWO HALF, THREE AND 4 STOREY MEWS, DETACHED AND APARTMENTS, GARAGES AND ASSOCIATED WORKS.	Approve Subj to 106 Agreement
3	05/0743	HOSPITAL, DERBY ROAD, WESHAM, PRESTON RESIDENTIAL DEVELOPMENT FOR 8 TWO & TWO HALF STOREY MEWS & DETACHED HOUSES, GARAGES & ASSOCIATED WORKS	Approved with 106 Agreement
4	05/1083	ADJACENT BUDOCK, MEADOW CLOSE, WREA GREEN, PRESTON, PR4 2NS REPLACEMENT DWELLING ADJACENT TO 2 MEADOW CLOSE AND PROPOSED PITCHED ROOF OVER GARAGE AND EXISTING UTILITY AT 2 MEADOW CLOSE.	Application Deferred
5	06/0084	1 RIBBLE POINT, 255, INNER PROMENADE, LYTHAM, LYTHAM ST ANNES MODIFICATION OF CONDITION 7 ON APPLICATION 02/392 TO REPLACE EXISTING OBSCURE GLASS WITH CLEAR GLASS.	Granted
6	06/0119	THE HILL, PRESTON NEW ROAD, WESTBY, BLACKPOOL, FY PROPOSED ALTERATIONS AND INTERNAL ALTERATIONS TO EXISTING DWELLING	Granted
7	06/0147	WARDS HOUSE FARM, LEA LANE, SALWICK, PRESTON CIRCULAR 18/24 BY THE DUCHY OF LANCASTER FOR STEEL FRAME DUTCH FARM BUILDING AND EXTENSION TO EXISTING	Withdrawn by Applicant

STEEL FRAME BUILDING FOR STORAGE.

8	06/0165	GREENACRES, BLACKPOOL RD, NEWTON, PRESTON, PR4 0X CARAVAN PORT- RETROSPECTIVE	Granted
9	06/0257	113 FRECKLETON STREET, KIRKHAM, PRESTON, PR4 2SQ TWO STOREY EXTENSION TO SIDE, FRONT PORCH.	Application Deferred
10	06/0269	243 CLIFTON DRIVE SOUTH, ST ANNES, LYTHAM ST ANNES CHANGE OF USE FROM RESIDENTIAL CARE HOME TO PERFORMING ARTS CENTRE. ALSO PROPOSED ALTERATIONS	Withdrawn by Applicant
11	06/0275	BELL & BOTTLE, BLACKPOOL RD, NEWTON, PRESTON ADVERTISEMENT CONSENT FOR EXTERNALLY ILLUMINATED DOUBLE SIDED, FREESTANDING PROMOTIONAL DISPLAY UNIT AT PUB FRONTAGE - RETROSPECTIVE	Refused

Development Control Committee Minutes

24 May 2006

Item Number: 1

Application Reference:	05/0648	Type of Application:	Full Planning Permission
Applicant:	F.C Collins	Agent :	Planning Problems Solved
Location:	THE GABLES, 35-39 ORCHARD ROAD, ST ANNES, LYTHAM ST ANNES, FY8 1		
Proposal:	DEMOLITION OF EXISTING HOTEL, NEW BUILD OF 19, 2 BED UNITS AND APARTMENTS IN 4 STOREY BLOCK, WITH GLAZED LOBBY AND 19 CAR PARKING SPACES. INCLUDING 2 AFFORDABLE UNITS. TO BE DEVELOPED IN CONJUNCTION WITH APPN NO 5/05/0647 - ROCK FACTORY, REAR OF 79-89 ST ALBANS ROAD, ST ANNES		

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

- 1 To allow further discussions in regards to the provision of affordable dwellings.

Item Number: 2

Application Reference:	05/0742	Type of Application:	Full Planning Permission
Applicant:	Fairclough Homes	Agent :	
Location:	HOSPITAL, DERBY ROAD, WESHAM, PRESTON		
Proposal:	RESERVED MATTERS ON APPLICATION 5/98/0673 FOR RESIDENTIAL DEVELOPMENT FOR 210, TWO, TWO HALF, THREE AND 4 STOREY MEWS, DETACHED AND APARTMENTS, GARAGES AND ASSOCIATED WORKS.		

Decision

Full Planning Permission Approved with 106 Agreement Approve Subj to 106 Agreement

Conditions and Reasons

- 1 This consent relates to the revised plan[s] received by the Local Planning Authority on the 26 April 2006.
- 2 For the avoidance of doubt and as agreed with the applicant / agent.
Notwithstanding any denotation on the approved plans Samples of facing materials [including details of mortar colour as necessary], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

- In the interest of securing a satisfactory overall standard of development.
- 3 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 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hatched green on the approved plan any building, wall, fence, hedge, tree, shrub or other device higher than one metre above carriageway level.
- To ensure adequate visibility at the site access.
- 5 Samples of materials proposed for all hard surfaced areas of the site (including highways and footpaths) shall be submitted to the Local Planning Authority for approval prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.
- In the interests of visual amenity and to contribute to the overall quality of the development.
- 6 Prior to the commencement of development a scheme of off-site highway works and timetable of implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable to the reasonable satisfaction of the local planning authority.
- In order to ensure safe vehicular access and egress to and from the site during construction works and during the future use of the building.
- 7 Where any dwelling on the estate incorporates an integral garage for the purpose of housing a motor vehicle then that accommodation shall not be modified or converted for any other purpose without the prior approval of the Local Planning Authority.
- To ensure that there is adequate parking provision retained within the dwelling curtilage.
- 8 Prior to the commencement of development, a scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail and finished floor levels of all buildings.
- To ensure the development is completed in an acceptable manner having regard to the undulating nature of the site.
- 9 Details of street lighting [incorporated post heights, design, construction and lighting head form] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any street works by the developer. The development shall be carried out in accordance with the approved details
- In the interests of the visual appearance of the estate layout / form of development.
- 10 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, E & F of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area in particular due to the prominent areas of some residential curtilages and the restricted size of others.

- 11 Notwithstanding the provision of Class A of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future alteration to boundary treatments which may adversely affect the character and appearance of the dwellings and the surrounding area.

- 12 Prior to the commencement of development, details of all proposed boundary treatments shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the development first coming into use.

In the interests of visual amenity and in order to retain the character of this development.

- 13 Prior to the commencement of development, details of all doors and window frames, including materials, means of opening, cross sections and surface colour finishes, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the development first coming into use.

In the interests of visual amenity and in order to retain the character of this development.

- 14 No development shall take place until full details of scheme indicating areas of public open space and / or children's play areas have been submitted to and approved by the Local Planning Authority. Such a scheme should make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements.

To ensure adequate on site play space.

- 15 All pedestrian links and footways within the site and linking the site with the adjoining highway network and the indicated on the approved plans shall be provided and maintained for future use by the residents of the site and members of the public.

In order to secure pedestrian access through the site and onto the local highway network in order to encourage the use of non-car borne journeys.

- 16 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary.

To prevent stones and mud being carried onto the public highway to the detriment of road safety.

- 17 Notwithstanding the provision of article 3, Schedule 2, Parts 14, 16 and 17 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future development of the site which may adversely affect its character and appearance.

- 18 All areas of public open space within the site and access ways linking these areas to the adjoining highway network shall be provided and maintained for future use by the residents of the site and members of the public.

In order to secure adequate open space throughout the site.

IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

Item Number: 3

Application Reference: 05/0743		Type of Application: Full Planning Permission
Applicant:	Fairclough Homes	Agent :
Location:	HOSPITAL, DERBY ROAD, WESHAM, PRESTON	
Proposal:	RESIDENTIAL DEVELOPMENT FOR 8 TWO & TWO HALF STOREY MEWS & DETACHED HOUSES, GARAGES & ASSOCIATED WORKS	

Decision

Full Planning Permission Approved with 106 Agreement

Conditions and Reasons

- 1 This consent relates to the revised plan[s] received by the Local Planning Authority on the .

For the avoidance of doubt and as agreed with the applicant / agent.
- 2 Notwithstanding any denotation on the approved plans Samples of facing materials [including details of mortar colour as necessary], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used

in the development unless otherwise agreed in writing with the Authority.

- 3 In the interest of securing a satisfactory overall standard of development.
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 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.
- 4 To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hatched green on the approved plan any building, wall, fence, hedge, tree, shrub or other device higher than one metre above carriageway level.
- 5 To ensure adequate visibility at the site access.
Samples of materials proposed for all hard surfaced areas of the site (including highways and footpaths) shall be submitted to the Local Planning Authority for approval prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.
- 6 In the interests of visual amenity and to contribute to the overall quality of the development.
Prior to the commencement of development a scheme of off-site highway works and timetable of implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable to the reasonable satisfaction of the Local Planning Authority.
- 7 In order to ensure safe vehicular access and egress to and from the site during construction works and during the future use of the building.
Where any dwelling on the estate incorporates an integral garage for the purpose of housing a motor vehicle then that accommodation shall not be modified or converted for any other purpose without the prior approval of the Local Planning Authority.
- 8 To ensure that there is adequate parking provision retained within the dwelling curtilage.
Prior to the commencement of development, a scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail and finished floor levels of all buildings.
- 9 To ensure the development is completed in an acceptable manner having regard to the undulating nature of the site.
Details of street lighting [incorporated post heights, design, construction and lighting head form] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any street works by the developer. The development shall be carried out in accordance with the approved details
- 10 In the interests of the visual appearance of the estate layout / form of development.
Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, E & F of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area in particular due to the prominent areas of residential curtilages and the restricted size of others.

- 11 Notwithstanding the provision of Class A of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future alteration to boundary treatments which may adversely affect the character and appearance of the dwellings and the surrounding area.

- 12 Prior to the commencement of development, details of all proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the development first coming into use.

In the interests of visual amenity and in order to retain the character of this group of buildings. Prior to the commencement of development, details of all doors and window frames, including materials, means of opening, cross sections and surface colour finishes, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the development first coming into use.

- 13

In the interests of visual amenity and in order to retain the character of this development. No development shall take place until full details of scheme indicating areas of public open space and / or children's play areas have been submitted to and approved by the Local Planning Authority. Such a scheme should make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements.

- 14

To ensure adequate on site play space.

- 15 All pedestrian links and footways within the site and linking the site with the adjoining highway network and the indicated on the approved plans shall be provided and maintained for future use by the residents of the site and members of the public.

In order to secure pedestrian access through the site and onto the local highway network in order to encourage the use of non-car borne journeys.

- 16 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary.

To prevent stones and mud being carried onto the public highway to the detriment of road safety.

- 17 Notwithstanding the provision of article 3, Schedule 2, Parts 14, 16 and 17 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development relevant to those classes shall be carried out without Planning Permission.

To ensure that the Local Planning Authority has control over any future development of the site which may adversely affect its character and appearance.

- 18 All areas of public open space within the site and access ways linking these areas to the adjoining highway network shall be provided and maintained for future use by the residents of the site and members of the public.

In order to secure adequate open space throughout the site.

IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

Item Number: 4

Application Reference: 05/1083		Type of Application: Full Planning Permission	
Applicant:	Mr and Mrs Jinks	Agent :	S.Tortely
Location:	ADJACENT BUDOCK, MEADOW CLOSE, WREA GREEN, PRESTON, PR4 2NS		
Proposal:	REPLACEMENT DWELLING ADJACENT TO 2 MEADOW CLOSE AND PROPOSED PITCHED ROOF OVER GARAGE AND EXISTING UTILITY AT 2 MEADOW CLOSE.		

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

- 1 Deferred for Committee site visit.

Item Number: 5

Application Reference:	06/0084	Type of Application:	Modification of Condition
Applicant:	Dr David Locke	Agent :	
Location:	1 RIBBLE POINT, 255, INNER PROMENADE, LYTHAM, LYTHAM ST ANNES		
Proposal:	MODIFICATION OF CONDITION 7 ON APPLICATION 02/392 TO REPLACE EXISTING OBSCURE GLASS WITH CLEAR GLASS.		

Decision

Modification of Condition Granted

Conditions and Reasons

- 1 With the exception of the window in the ground floor apartment, 1 Ribble Point, (coloured RED on the approved plan), the proposed window[s] shown coloured GREEN on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and non openable and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.
- 2 To safeguard the amenities of the occupants of adjoining residential premises.
REASON FOR APPROVAL

The relaxation of the condition in regard to the ground floor property only would not lead to any loss of privacy or general amenity of the neighbouring occupiers. As such the proposal complies with the relevant development plan policies and guidance.
- 3 **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:
the policies contained within the adopted Development Plan which comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:
Joint Lancashire Structure Plan:
PPG's/PPS's: PPS1

Item Number: 6

Application Reference:	06/0119	Type of Application:	Full Planning Permission
Applicant:	Mr and Mrs Mills	Agent :	S Tortely
Location:	THE HILL, PRESTON NEW ROAD, WESTBY, BLACKPOOL, FY		
Proposal:	PROPOSED ALTERATIONS AND INTERNAL ALTERATIONS TO EXISTING DWELLING		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of three 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 plans received by the Local Planning Authority on the 15th May 2006.

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

- 3 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour, size and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 4 Drawings showing the detailed design of all windows and their surrounds shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. Such design details shall include window surrounds, materials, reveals and glazing bars. The development shall thereafter be carried out in accordance with those approved details.

Such details are not clearly shown on the application and are necessary to ensure an appropriate standard of development.

- 5 Development shall not commence until details of all rainwater goods serving the proposed extensions have been submitted to and approved in writing by the Local Planning Authority. The rainwater goods provided shall be in accordance with the approved scheme or as may otherwise be agreed in writing by the local planning authority.

Such details are not clearly shown on the application and are necessary to ensure an appropriate standard of development.

- 6 **IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

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SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan:

SP2: Development in rural areas

HL4: Extensions to rural dwellings

HL5: Extensions to dwellings

Other Relevant Policy:

PPS1: Delivering Sustainable Development

Item Number: 7

Application Reference: 06/0147		Type of Application: Full Planning Permission	
Applicant:	Duchy of Lancaster	Agent :	Smith Gore
Location:	WARDS HOUSE FARM, LEA LANE, SALWICK, PRESTON		
Proposal:	CIRCULAR 18/24 BY THE DUCHY OF LANCASTER FOR STEEL FRAME DUTCH FARM BUILDING AND EXTENSION TO EXISTING STEEL FRAME BUILDING FOR STORAGE.		

Decision

Full Planning Permission Withdrawn by Applicant

Item Number: 8

Application Reference: 06/0165	Type of Application: Full Planning Permission
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Applicant:	Mr J H Duckworth	Agent :
Location:	GREENACRES, BLACKPOOL RD, NEWTON, PRESTON, PR4 0X	
Proposal:	CARAVAN PORT- RETROSPECTIVE	

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 All woodwork details shall be finished and thereafter maintained in dark stain/paintwork to the satisfaction of the Local Planing Authority.
- 2 In the interests of the visual quality of the overall development.
IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

Item Number: 9

Application Reference: 06/0257	Type of Application: Full Planning
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Applicant:	Mr Patinson	Agent :	Permission Mr Stephen Gee
Location:	113 FRECKLETON STREET, KIRKHAM, PRESTON, PR4 2SQ		
Proposal:	TWO STOREY EXTENSION TO SIDE, FRONT PORCH.		

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

- 1 Deferred for Committee site visit.

Item Number: 10

Application Reference:	06/0269	Type of Application:	Full Planning Permission
Applicant:	Mr M Cuffs	Agent :	Robert Newman
Location:	243 CLIFTON DRIVE SOUTH, ST ANNES, LYTHAM ST ANNES		
Proposal:	CHANGE OF USE FROM RESIDENTIAL CARE HOME TO PERFORMING ARTS CENTRE. ALSO PROPOSED ALTERATIONS		

Decision

Full Planning Permission Withdrawn by Applicant

Item Number: 11

Application Reference:	06/0275	Type of Application:	Advertisement Consent
Applicant:	Whitbread Restaurant PLC	Agent :	Mr Sam Coultrip
Location:	BELL & BOTTLE, BLACKPOOL RD, NEWTON, PRESTON		
Proposal:	ADVERTISEMENT CONSENT FOR EXTERNALLY ILLUMINATED DOUBLE SIDED, FREESTANDING PROMOTIONAL DISPLAY UNIT AT PUB FRONTAGE - RETROSPECTIVE		

Decision

Advertisement Consent Refused

Conditions and Reasons

- 1 The proposed advertisement, by reason of its size, form, design, use of materials and siting would constitute a prominent and obtrusive feature to the detriment of the visual amenities in this location and thereby would be detrimental to the character of the street picture and contrary to the provisions of PPG19.
- 2 The proposed advertisement would, by reason of it's siting in relation to the existing free-standing advertisement, result in a proliferation of advertisements to the visual detriment of the amenity of the area as a whole.

Informative notes:

1. The A-board advertisement sited on the A583 footpath immediately outside the pub premises does not benefit from deemed consent and causes an obstacle in the highway to the potential detriment of highway safety. It should be removed immediately.