

Minutes

Development Management Committee



Date:	Wednesday, 7 May 2014
Venue:	St Margaret of Antioch Community Centre, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Alan Clayton, Peter Collins, Peter Hardy, Angela Jacques, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather Speak, Vivienne M Willder
Other Councillors:	Councillors Susan Ashton, Susanne Cunningham, Elaine Silverwood
Officers:	Mark Evans, Andrew Stell, Mike Atherton, Nicola Martin, Lyndsey Lacey
Members of the public:	About forty five members of the public were in attendance

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.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 2 April 2014 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Christine Akeroyd for Councillor Dr Trevor Fiddler

Councillor Angela Jacques for Councillor Fabian Craig- Wilson

Councillor Julie Brickles for Councillor Charlie Duffy

Councillor Alan Clayton 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.

With regard to planning application no 13/0754 relating to Land East of Fleetwood Road and North of Mowbreck Lane, Wesham a Recorded Vote was requested, voted upon and taken seeking to approve the application. The voting was as follows:

For approval of the application (2): Councillors Ben Aitken, Kevin Eastham

Against approval of the application (12): Councillors Christine Akeroyd, Julie Brickles, Alan Clayton, Peter Collins, Peter Hardy, Angela Jacques, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Heather Speak, Vivienne M Willder

Abstentions (1) Councillor Richard Redcliffe

A subsequent vote to defer the application (to look at key issues identified at the meeting) was taken and this was done by show of hands and subsequently LOST.

Further to the above, a Recorded Vote to refuse the application for the reasons stated in the attached schedule was taken and the voting was as follows:

For refusal of the application (10): Councillors Julie Brickles, Alan Clayton, Peter Collins, Peter Hardy, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Heather Speak, Vivienne M Willder

Against refusal of the application (2): Councillors Ben Aitken, Kevin Eastham

Abstentions (3) Councillors Christine Akeroyd, Angela Jacques, Richard Redcliffe

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

(Councillor Julie Brickles was not in attendance during the consideration and/or voting on planning applications nos: 13/0757, 14/0041, 14/0066, 14/0127, 14/0138, 14/0177, 14/0188 and item 5 on the main agenda)

(Councillor Linda Nulty was not in attendance during the consideration and voting on planning application nos: 14/0066, 14/0127, 14/0138, 14/0177 and 14/0188 and item 5 on the main agenda)

5. List of Appeals

Members were provided, for information, with appeal decision letters received between 19 March and 24 April and RESOLVED to note the decisions.

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Development Management Committee Minutes

07 May 2014

Item Number: 1

Application Reference:	13/0526	Type of Application:	Full Planning Permission
Applicant:	Prospect (GB) Ltd	Agent :	GL Hearn
Location:	RIVERSLEIGH FARM, 246 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AH		
Proposal:	ERECTION OF 83 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND PUBLIC OPEN SPACE FOLLOWING DEMOLITION OF EXISTING STRUCTURES.		

Decision

Full Planning Permission:- Application Deferred

Conditions and Reasons

Deferred for site visit by the Committee. (To take place during peak traffic hours)

Item Number: 2

Application Reference:	13/0754	Type of Application:	Outline Planning Permission
Applicant:	Metacre Ltd	Agent :	De Pol Associates Ltd
Location:	LAND EAST OF FLEETWOOD ROAD AND NORTH OF, MOWBRECK LANE, MEDLAR WITH WESHAM		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLINGS AND REDEVELOPMENT OF THE SITE FOR UP TO 264 DWELLINGS TOGETHER WITH ASSOCIATED DEVELOPMENT, OPEN SPACE, LANDSCAPING AND DEVELOPMENT RELATING TO BIODIVERSITY ENHANCEMENT / PROTECTION. (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission:- Refused

Conditions and Reasons

- 1 The harm to interests of acknowledged importance, being:-
 - a. Scale of settlement;
 - b. Accessibility of local availability of services and
 - c. Visual harm and landscape setting,
 is not outweighed by the contribution to the housing supply in the Borough, contrary to

Policy SP2 of the Fylde Borough Local Plan and guidance contained in the National Planning Policy Framework when taken as a whole.

- 2 The application does not contain a suitable mechanism to deliver the necessary and proportionate contributions to essential community infrastructure in the form of affordable housing, education provision and accessibility improvements. Accordingly, the proposal would be contrary to Policy HL2 and CF2 of the Fylde Borough Local Plan and Paragraphs 17, 50 and 72 of the National Planning Policy Framework.

Item Number: 3

Application Reference: 13/0757		Type of Application: Variation of Condition
Applicant:	Mr Peter Whiteley	Agent :
Location:	WESTBROOK NURSERIES, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EB	
Proposal:	VARIATION OF CONDITION 1 OF PLANNING PERMISSION 11/0532 TO ALLOW PERMANENT RETENTION AND RESIDENTIAL OCCUPATION OF MOBILE HOME	

Decision

Variation of Condition:- Refused

Conditions and Reasons

- 1 The proposal fails to demonstrate that an existing or anticipated functional or financial need exists for a full time worker to be present on the site associated with the agricultural, horticultural or other rural activity undertaken at the site. As such the proposed permanent retention of the mobile home conflicts with the requirements of Policy SP11 of the Fylde Borough Local Plan, as altered (October 2005) and para 55 of the NPPF relating to dwellings in rural areas with which this Policy is consistent.
- 2 The proposed permanent retention of the altered mobile home at the site constitutes inappropriate development in the Green Belt. In the absence of any essential need for the development having been demonstrated, or the existence of any other very special circumstances to outweigh the harm caused by reason of inappropriateness, the proposal is contrary to the NPPF at paragraphs 87, 88 and 89 and to Policy SP3 of the Fylde Borough Local Plan (as altered 2005) which seek to control development in the Green Belt.

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.

The application relates to the renewal of a temporary planning permission previously granted in order to allow the applicant a period of time in which to demonstrate that the horticultural business is viable. Over that three year period, the applicant has not been able to development the business to a degree that justifies the essential need for a residential presence in this location and the Council considers that, in the absence of such justification, it is appropriate to refuse planning permission in this green belt location.

Item Number: 4

Application Reference: 14/0041		Type of Application: Reserved Matters	
Applicant:	Rowland Homes	Agent :	De Pol Associates Ltd
Location:	LAND EAST OF FLEETWOOD ROAD AND NORTH OF, MOWBRECK LANE, MEDLAR WITH WESHAM		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 100 DWELLINGS ASSOCIATED WITH OUTLINE PLANNING PERMISSION 11/0763		

Decision

Reserved Matters:- Authority to approve the Reserved Matters delegated to the Head of Planning & Regeneration, in consultation with the Ward Members, subject to the receipt of: an appropriate scheme of public open space provision and revised details of the boundary treatment of the proposed properties adjacent to the Recreation Ground and to the satisfactory assessment of the landscaping of the biodiversity area and the imposition of any further planning conditions to those listed below that may be appropriate.

Conditions and Reasons

- 1 That prior to the commencement of construction of the 30th dwelling hereby approved a scheme to provide for the delivery of a surfaced and lit pedestrian / cycle connection between the eastern edge of this site and Mowbreck Lane shall be submitted and approved in writing by the Local Planning Authority. This scheme shall include the phasing of the construction of this link, and its on-going maintenance. The link shall then be constructed in accordance with the agreed phasing and retained thereafter available for pedestrian and cycle use.

Reason: To provide for a safe and convenient pedestrian link between the site and Mowbreck Lane and other destinations in the interests of improving the connectivity of the site.

- 2 Prior to the commencement of any development hereby approved full details of the equipment to be provided on the play area shown on the Landscaping Plan hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The nature and number of pieces of equipment shall be sufficient to allow this facility to be classed as a Locally Equipped Area of Play. This facility shall be provided in accordance with the approved details for the provision of equipment no later than the

occupation of the 50th dwelling on this site.

Reason: To ensure that the play provision on the site is of an appropriate design as required by Policy TREC17 of the Fylde Borough Local Plan.

Item Number: 5

Application Reference: 14/0066		Type of Application: Change of Use
Applicant:	Mr Paul White	Agent :
Location:	WILLOW GLEN, 96 DOWBRIDGE, KIRKHAM, PRESTON, PR4 2YL	
Proposal:	RETROSPECTIVE APPLICATION FOR ERECTION OF OUTBUILDING, AND FOR CHANGE OF USE OF PADDOCK AND BUILDINGS FOR REARING OF KOI AND SALES OF KOI AND ASSOCIATED GOODS. PROPOSED FORMATION OF PARKING AREA AND ACCESS TRACK ASSOCIATED WITH THIS USE	

Decision

Change of Use:- Granted

Conditions and Reasons

Deferred in order to allow additional time for Newton with Clifton Parish Council to provide comments.

- 1 That visits to the site by customers or for deliveries shall be limited to between 1000 and 1800 hours on any day.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 2 The premises hereby approved shall only be used only for the purpose of rearing Koi and the sale of Koi and associated goods, and for no other purposes including any other retail use within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

- 3 Within 6 months of the date of this planning permission, the access track and car parking area indicated on the approved plans shall be formed and surfaced to the reasonable satisfaction of the local planning authority and, thereafter, the access track and parking area shall be made available for use by visitors at all times that the premises are open to the public.

Reason: In order to ensure that a satisfactory vehicular access and parking area is made available, in the interests of highway safety.

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: 6

Application Reference: 14/0127		Type of Application: Full Planning Permission	
Applicant:	Mr Thompson	Agent :	Abito Architects
Location:	SAXON HOUSE, PLUMPTON LANE, WESTBY WITH PLUMPTONS, PRESTON, PR4 3WD		
Proposal:	PROPOSED ERECTION OF TWO SINGLE STOREY EXTENSIONS TO REAR (ONE WITH BALCONY OVER), DETACHED DOUBLE GARAGE AND STORE TO REAR, AND CONVERSION OF EXISTING BRICK STABLE BLOCK TO SUMMERHOUSE		

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 materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

- 3 The screening on the balcony facing the boundary with 'Beechtree House' shall be of a height of no less than 1.8 metres from finished floor level and no higher than 2 metres and shall be fitted with obscure glazing and thereafter retained at the approved height.

To safeguard the amenities of the occupants of adjacent residential properties and in accordance with Policy HL5 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraph 58 of The National Planning Policy Framework.

- 4 The converted accommodation hereby permitted shall only be used in association with the enjoyment of the application dwellinghouse and shall not be sold off or sublet as a separate unit of accommodation.

The proposed development site lies in a countryside area and any additional, separate dwelling units may be contrary to the adopted countryside policies in the Fylde Borough Local Plan and would require separate consideration.

- 5 The garage hereby approved shall be for the purposes of housing a motor vehicle and domestic storage only and shall not be modified or converted for any other purpose without the prior approval of the Local Planning Authority.

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. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

Item Number: 7

Application Reference: 14/0138		Type of Application: Full Planning Permission
Applicant:	Mr Holt	Agent :
Location:	ST LEONARDS BRIDGE GARAGE, ST LEONARDS ROAD EAST, LYTHAM ST ANNES, FY8 2JP	
Proposal:	CHANGE OF USE OF FORMER GARAGE PREMISES TO A DOG DAY CARE CENTRE	

Decision

Full Planning Permission:- Refused

Conditions and Reasons

- 1 That the proposed use as a dog day care centre would result in the introduction of an inappropriate use for the premises due to the lack of external exercise space and the limited available space within the building to accommodate the number of dogs proposed. As such the proposal is contrary to Policy EMP3 of the Fylde Borough Local Plan.

Item Number: 8

Application Reference: 14/0177		Type of Application: Variation of Condition
Applicant:	Dr & Mrs R Johnson	Agent :
Location:	THE GRANARY, SHORROCKS BARN, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HN	
Proposal:	REMOVAL OF CONDITION 2 ON PLANNING PERMISSION 97/0888 SO AS TO ALLOW RESIDENTIAL ANNEX TO BE OCCUPIED AS AN INDEPENDENT DWELLING	

Decision

Variation of Condition- Granted

Conditions and Reasons

None

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: 9

Application Reference: 14/0188		Type of Application: Full Planning Permission
Applicant:	Kepak Kirkham	Agent : JYM Partnership LLP
Location:	KEPAK, ST GEORGES PARK, KIRKHAM, PRESTON, PR4 2DQ	
Proposal:	PROPOSED ERECTION OF AN EXTRACTION CHIMNEY TO A HEIGHT OF 23 METRES SITUATED TO REAR OF FOOD PRODUCTION PLANT.	

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 Prior to the commencement of the construction of the chimney hereby approved samples of material for use in the construction of the development, inclusive of colour shall be submitted to and approved in writing by the Local Planning Authority, thereafter only those approved materials shall be used.

In the interests of visual amenity.

Informative notes:

1. An Environmental Permit variation will be required to technically assess the potential impact on air quality and amenity from the increased stack height and any changes to odour control equipment. The applicant should contact Tom Gly-Jones on 01772 714398 or tom.glyn-jones@environment-agency.gov.uk in relation to any permitting issues.
2. 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:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems