

Development Control Committee



Date	23 September 2009
Venue	Town Hall, St Annes
Committee members	John Bennett (Chairman) Michael Cornah (Acting Vice-Chairman) Ben Aitken, Christine Akeroyd, Maxine Chew, Kevin Eastham, Richard Fulford-Brown, Howard Henshaw (ADK MALAYSIA) Linda Nulty, Barbara Pagett, Albert Pounder, Heather Speak
Other Members	None
Officers	Mark Evans, Mike Atherton, Clare Holmes, Lyndsey Lacey
Members of the public	12 Members of the public

Councillor William Thompson

At the commencement of the meeting, the Chairman made reference to the recent death of Councillor William Thomson who was a long standing member of the committee and former Chairman of Planning Committee. The Committee stood in silence for one minute as a mark of respect.

Acting Vice- Chairman of Committee

Councillor Michael Cornah was appointed Vice-Chairman for the purposes of 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.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee held on 26 August 2009 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Barbara Pagett for Councillor Peter Hardy

4 .Development control matters

The Committee considered the report of Mark Evans, Planning Manager - (Development Control) which set out various planning applications. A copy of the late observations schedule was circulated at the meeting.

RESOLVED 1. To decide the applications as stated in the schedule attached.

2. To request the Portfolio Holder for Environmental Well Being to investigate the feasibility of introducing 'no waiting' restrictions in the vicinity of Park View Road, Lytham (Planning application no 09/ 0484 refers)

Development Control Committee Minutes

23 September 2009

Item Number: 1

Application Reference: 09/0391		Type of Application: Full Planning Permission	
Applicant:	Mr Kurt Wood	Agent :	Mr Joe Monks
Location:	2 THE BARNES, BACK LANE, WEETON, PRESTON, PR4 3HS		
Proposal:	ERECTION OF SINGLE STOREY REAR EXTENSION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 This consent relates to the revised plan[s] received by the Local Planning Authority on the 24 August 2009.

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

Item Number: 2

Application Reference: 09/0439		Type of Application: Variation of Condition	
Applicant:	Miss Walker	Agent :	J C Planning
Location:	LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RE		
Proposal:	VARIATION OF CONDITION 11 ON PLANNING PERMISSION 05/0878 RELATING TO CLOSURE OF SITE ACCESS TO HIGHWAY IN CONNECTION WITH PLANNING PERMISSION FOR TOURING CARAVAN SITE, MANAGERS ACCOMMODATION AND ANCILLARY STORAGE BUILDING		

Decision

Variation of Condition :- Application Deferred

Conditions and Reasons

- 1 To allow consideration alongside application number 09/0354, to allow consideration of applications comprehensively.

Item Number: 3

Application Reference: 09/0453		Type of Application: Full Planning Permission	
Applicant:	Rushcliffe Healthcare Limited	Agent :	Croft Goode Architects
Location:	BOOTH DISPENSERS EUROPE LTD, DURHAM AVENUE, LYTHAM ST ANNES, FY8 2BE		
Proposal:	PROPOSED CHANGE OF USE FROM WASTEGROUND TO CAR PARK		

Decision

Full Planning Permission :- Application Deferred

Conditions and Reasons

- 1 Deferred for committee site visit and additional neighbour consultations.

Item Number: 4

Application Reference: 09/0454		Type of Application:	Modification of Condition
Applicant:	Rushcliffe Healthcare Limited/North Lancashire Teaching Primary Care Trust	Agent :	Croft Goode Architects
Location:	BOOTH DISPENSERS EUROPE LTD, DURHAM AVENUE, LYTHAM ST ANNES, FY8 2BE		
Proposal:	MODIFICATION OF CONDITION 13 ON PLANNING APPLICATION 07/1212 TO CHANGE THE USE OF THE SECOND FLOOR FORM ANCILLARY STORAGE SPACE TO OFFICE USE		

Decision

Modification of Condition :- Application Deferred

Conditions and Reasons

- 1 Deferred for committee site visit and additional neighbour consultations.

Item Number: 5

Application Reference: 09/0466		Type of Application:	Variation of Condition
Applicant:	Kirkland Developments Ltd	Agent :	
Location:	LAND AT, HALLAM WAY, WESTBY WITH PLUMPTONS		
Proposal:	VARIATION OF CONDITION 7 ON APPLICATION 07/1171, TO CHANGE OPENING TIMES TO 06.00 TO 22.00 ON ANY DAY		

Decision

Variation of Condition :- 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 Notwithstanding any denotation on the approved plans samples of the facing brickwork, roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority 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 and maintain the visual amenity of the locality.

- 3 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

- 4 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current 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.

- 5 The car parking, servicing and manoeuvring areas as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first use of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority.

To provide satisfactory off-street parking and turning facilities in accordance with the Council's adopted standards.

- 6 There shall be no outside storage of any plant or materials on the circulation road or the parking areas within the site at any time and no parking of delivery vehicles or unloading of goods shall take place on Hallam Way at any time.

To ensure on site car parking and turning space is available at all times and the adjacent highways are kept clear of vehicles..

- 7 The premises shall only be open to customers between the hours of 0600 and 2200 hours on any day.
- To safeguard the amenity of the locality.
- 8 External storage of goods and materials shall not exceed a height of 4.5 metres.
- In order to safeguard the visual amenity of the locality.
- 9 This consent relates to the revised site plan received by the Local Planning Authority on the 12 December 2007.
- For the avoidance of doubt and as agreed with the applicant / agent.
- 10 Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 1995 [as amended] or any other legislation that amends or re-enacts those Orders, the premises hereby approved shall be used only as a B8 storage and distribution centre. Any retail sales shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.
- For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location.
- 11 No development approved by this permission shall be commenced until a walk over survey has been carried out for Great Crested Newts to the satisfaction of the Local Planning Authority. If Great Crested Newts are found, a scheme for the conservation of the species must be agreed with the Local Planning Authority.
- To ensure a satisfactory form of development by ensuring full consideration of the newt and its terrestrial habitat.

Item Number: 6

Application Reference: 09/0470		Type of Application:	
Applicant:	Mrs Man	Agent :	Homeplan Designs
Location:	CHARLTON HOUSE, 146 MAINS LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7LB		
Proposal:	REAR SINGLE STOREY EXTENSION		

Decision

Granted

Conditions and Reasons

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

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

- 2 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 Notwithstanding any denotation on the approved plans, details of the obscure glazed side screening to the balcony shown in green on the approved plan, shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the dwelling, the screening shall thereafter be retained in its approved form unless otherwise agreed in writing with the Local Planning Authority.

To safeguard the amenities of the occupants of adjoining residential premises.

Item Number: 7

Application Reference: 09/0477		Type of Application: Full Planning Permission	
Applicant:	Mr & Mrs Hesketh	Agent :	Wood Associates
Location:	PEEL HILL FARM, PEEL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JX		
Proposal:	ERECTION OF REPLACEMENT DWELLING, WITH INDOOR RIDING ARENA, CONVERSION OF EXISTING BUILDINGS TO STABLES AND FORMATION OF NEW ACCESS ROAD.		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

- 1 The proposed replacement dwelling would be of a scale, massing and design that would be out of keeping with the character of this rural location, contrary to the provisions of Policy HL4 of the Fylde Borough Local Plan, as altered October 2004.

Item Number: 8

Application Reference: 09/0484		Type of Application: Change of Use	
Applicant:	Park View 4U	Agent :	Mr Paul Swarbrick

Location:	PAVILION AND PLAYING FIELD, PARK VIEW ROAD, LYTHAM ST ANNES
Proposal:	CHANGE OF USE FROM PAVILION TO CAFE, COMMUNITY ROOM, PARK OFFICE AND TOILETS.

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

- 2 Prior to the commencement of any development, a complete methodology statement for the works to be undertaken as part of the conversion of the building, including details of all finished external materials, shall be submitted to and approved in writing by the Local Planning Authority. The conversion shall only be undertaken in full accordance with this approved methodology and statement to the written satisfaction of the Local Planning Authority.

To ensure that the conversion works result in a building that is has an appropriate finished appearance

- 3 That the internal and external seating areas associated with the cafe shall not exceed the area indicated on the approved plan reference 9002/02 dated 8 September 2009.

To control the scale of the cafe operation in accordance with the amenity of neighbouring residents and the park in general.

- 4 Prior to the commencement of development, full details of the surfacing of the new access path linking the application building to the existing cycle / footpath in the park shall be submitted and approved in writing by the Local Planning Authority. This path shall be constructed to a width of 2m prior to the first use of the building hereby approved and retained thereafter.

To provide an appropriate standard of pedestrian access to the building for servicing and visitor use

- 5 All deliveries and refuse removals that are associated with this building shall access the site via the car park off Ballam Road. These vehicles shall utilise the existing cycle / footpath to the point indicated in green on the approved site plan only, with deliveries and stock carried beyond that point to the building on foot or in non-mechanical wheeled trolleys only. No deliveries / refuse removals shall be undertaken direct to Park View Road.

To control the direction and nature of delivery and refuse movements in the interests of pedestrian, cycle and vehicular safety.

- 6 Prior to the first operation of the facility, details for the waste collection facilities at the building itself and in the area indicated in green on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall both be brought into operation prior to the commencement of the use hereby approved and retained operational at all times thereafter.

To ensure that adequate waste collection services are provided and maintained at the site

- 7 Prior to the commencement of development details of additional litter collection facilities and a schedule for their regular emptying shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be implemented prior to the commencement of the use hereby approved and thereafter during the operation of the building for that use.

To ensure that an appropriate level of litter collection facility is available to preserve the general amenity of the area.

- 8 Prior to the commencement of the use hereby approved full details of the type and method of air filtration and fume extraction in the building including the size and position of external flues, method of filtration and a maintenance schedule for this equipment shall be submitted to and approved in writing by the Local Planning Authority. This equipment shall be installed and be operative prior to the business commencing and at all times thereafter.

In order to safeguard the amenity of the area.

- 9 Prior to the commencement of any development, a scheme for the external lighting of the building, its immediate surroundings and the new access path linking it to the existing footpath shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the direction, type and level of illumination and the height of any columns. Only illumination that is included within this approved schedule shall then be installed at the site unless previously agreed in writing by the Local Planning Authority.

To ensure that the level of illumination provided is adequate on safety grounds without detracting from the amenity of surrounding residents or the character of the area.

- 10 The cafe element of the building hereby approved shall only be open for the sale or consumption of food and drink between the hours of 0900 to 1700 on any day. The remainder of the building shall only be open to the public between 0900 and 2200 Monday to Saturday.

To ensure that the development does not prejudice neighbouring residential amenity.