

Minutes

Development Management Committee



Date:	Wednesday, 2 April 2014
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Tim Armit, Susan Ashton, Julie Brickles, Maxine Chew, Alan Clayton, Peter Collins, Dr Trevor Fiddler, Kiran Mulholland, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Vivienne M Willder
Other Councillors:	Councillor John Singleton
Officers:	Ian Curtis, Mark Evans, Andrew Stell, Mike Atherton, Lyndsey Lacey
Members of the public:	About fifteen 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 26 February 2014 as a correct record for signature by the Chairman, subject to a footnote being included on planning application No 13/0443 relating Nine Acres Nursery that members considered that the report contained an error in relation to the allocation of the site for housing in the Preferred Options document.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Elizabeth Oades for Councillor Charlie Duffy

Councillor Susan Ashton for Councillor Fabian Craig -Wilson

Councillor Julie Brickles for Councillor Heather Speak

Councillor Alan Clayton for Councillor Peter Hardy

4. Development Management matters

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

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

5. List of Appeals

Members were provided, for information, with appeal decision letters received between 14 February 14 and 21 March 2014 and RESOLVED to note the decisions.

6. Planning Code

The Chairman introduced the report which set out a suite of revisions to update and refresh the present member/officer protocol for planning. It was reported that the revisions take into account changes made by the Localism Act 2011, restate the roles of members and officers in the planning process and introduce a “pause for thought” where a decision is proposed to be taken contrary to officer recommendation.

Included as appendices to the report was a copy of the draft revised of the member/officer protocol for planning together with a copy of the existing member /officer protocol for planning.

Following consideration of this matter the committee RESOLVED:

1. To recommend to the Audit Committee that Council adopt the revised Member/Officer Protocol (as circulated) to replace the existing protocol as part 5d of its Constitution.
2. To insert the word “normally” after “not” at the beginning of 10.7

(Councillor Kiran Mulholland was not in attendance during the consideration and voting on the above matter)

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Development Management Committee Minutes

02 April 2014

Item Number: 1

Application Reference:	13/0239	Type of Application:	Full Planning Permission
Applicant:	Mrs Ogden	Agent :	Richard Ansell Ltd
Location:	DOWDELLS (FIELD 5175), MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR		
Proposal:	CHANGE OF USE FROM AGRICULTURAL LAND TO A MIXED USE OF AGRICULTURE AND PRIVATE EQUESTRIAN GRAZING WITH VARIOUS SUPPORTING DEVELOPMENTS INCLUDING 1NO. MOBILE FIELD SHELTER, 4NO. STABLES, 1NO. HEN CABIN, 1NO. SHIPPING CONTAINER FOR BULK FEED AND BEDDING STORAGE, 1NO. 20M X 40M SAND PADDOCK / DRESSAGE ARENA, 3M HIGH SCREENED FENCING AND AREAS OF HARD STANDING FOR PARKING UP TO 4 VEHICLES (PART RETROSPECTIVE).		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

- 1 That within 3 months of the date of this permission the 3m high timber fenced compound indicated as being formed to enclose the shipping container and mobile home brew facility indicated on the approved site plan shall be completed (Fence B on plan 1487/01 Rev A). This fence shall be stained in a colour that has previously been submitted to and approved in writing by the Local Planning Authority within that timescale, and shall thereafter be retained in that position and the approved colour.

 To mitigate the visual impact of this aspect of the development on the character of the surrounding countryside.
- 2 That within 3 months of the date of this permission the 3m high timber fenced compound that has been constructed around the inner compound referred to in condition 1 of this planning permission shall be dismantled and removed from site. (Fence A on plan 1487/01 Rev A)

 This fence is an unattractive and visually intrusive feature that causes harm to the rural character of the area.
- 3 The equestrian related elements of this development shall be used for private purposes only and shall not be used for livery, horse schooling, rider training, equestrian completions or any other such commercial purpose.

 The use of the building for any other purpose could prove injurious to the character of the area and could attract additional visitors to the site which has a restricted access, and

would require further consideration by the Local Planning Authority.

- 4 That within 3 months of the date of this permission a scheme for the appropriate storage of manure generated by the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented within 1 month of its written agreement and shall then be operated at all times thereafter.

In the interests of minimising the potential pollution of groundwater.

- 5 Within 3 months of the date of this permission full details of the proposed landscaping around the inner compound referred to in condition 1 of this planning permission and the stable buildings shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a programme for its implementation and details of the species, plant size, number and densities. 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.

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

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

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

Informative notes:

1. This planning permission does not convey any consent for the mobile home that is sited on the land. At the time of the determination of this application this is not connected to any services and used as ancillary storage associated with the agricultural / equestrian use of the site, and so in itself is not development.
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.

Item Number: 2

Application Reference:	13/0386	Type of Application:	Outline Planning Permission
Applicant:	Cartford NW Ltd.	Agent :	Planning Problems Solved
Location:	LAND TO THE SOUTH OF CARTFORD INN, CARTFORD LANE, LITTLE ECCLESTON WITH LARBRECK, PRESTON, PR3 0YP		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF 5 DETACHED DWELLINGS (ACCESS, LAYOUT AND SCALE APPLIED FOR)		

Decision

Outline Planning Permission: - Authority to grant planning permission delegated to the Head of Planning and Regeneration subject to:

- He being satisfied that outstanding ecological issues have been satisfactorily resolved in order to comply with ecological protection legislation;
- The completion of an appropriate assessment in line with the Habitat Regulations;
- The completion of a s106 agreement to secure the payment of an agreed commuted sum in lieu of the provision of 30% of the properties in the development as on-site as affordable dwellings. The level and phasing of payment of this contribution are delegated to officers for agreement. The commuted sum is required unless the applicant provides sufficient financial documentary evidence to robustly demonstrate that the provision would make the development of the scheme unviable.
- Agreeing a suitably amended siting plan in consultation with the Chairman, Vice Chairman, Proposer (Cllr K Mulholland) and the Ward Councillor (Cllr P Hayhurst) to reduce the impact of the development on the occupier of Cartford House.

And subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

- 1 In the case of any ‘Reserved Matter’, application for approval shall be made not later than the expiration of three years beginning with the date of this permission, and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 2 Before any works are commenced on site, details of the reserved matters, namely appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance with such approval.

Reason: The application was submitted in outline in accordance with the provisions of the Development Management Procedure Order (2010) and so these details remain to be agreed by the Local Planning Authority.

- 3 The development hereby approved relates to the following drawings

943-01 REV J (received by the Local Planning Authority on 20/03/2014)

Reason: For the avoidance of doubt and as agreed with the applicant.

- 4 Notwithstanding any denotation on the approved plans, prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 5 Notwithstanding any denotation on the approved plans, prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 6 Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

Reason: To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings and for future occupiers

- 7 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

Reason: To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 8 That prior to the commencement of any development details shall be submitted to and approved in writing by the Local Planning Authority of the existing and proposed ground levels across the site, and the proposed Finished Floor Levels of the proposed dwellings. These shall be based on the details provided on the site plan approved under condition 3 of this planning permission. The development of the site shall be undertaken in accordance with these approved details unless any deviations are submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the plot in question.

Reason: To ensure the site is constructed with a satisfactory appearance in the Countryside and in the interests of neighbouring amenity

- 9 Prior to the commencement of the development hereby approved, full details of the means of foul water drainage of the residential development area shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented during the development and shall include that the development is drained on a separate system with only foul drainage connected into the foul or combined sewer, and then restricted to a maximum pass forward flow of 5 l/s.

Reason: To ensure that appropriate measures are taken to provide suitable drainage from the site as required by Policy EP25 of the Fylde Borough Local Plan.

- 10 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage of the site including SUDS has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding.

- 11 The upgrading of the site access, access road and internal turning head shall be fully completed in accordance with the details shown on the site layout plan approved as condition 3 of this planning permission, and made available for use prior to the occupation of any dwelling hereby permitted. These aspects are to permanently retained for the development thereafter.

Reason: To ensure adequate access and turning arrangements for the development

- 12 All trees, shrubs and hedgerows being retained in or adjacent to the application area will be adequately protected during construction, in accordance with existing guidelines (e.g. *BS5837: 2012 Trees in relation to design, demolition and construction-Recommendations*).

Reason: To safeguard existing trees and hedgerows.

- 13 The 'reserved matters' landscaping scheme shall include a scheme for replacement tree planting across the site

Reason: To ensure adequate replacement tree planting within the site in the interests of

the rural character of the area and to enhance wildlife habitats and biodiversity.

- 14 Prior to the commencement of the development hereby approved, a method statement for works in proximity to T10 on the submitted tree survey shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

Reason: In the interests of safeguarding trees which are subject to a TPO or provide amenity value.

- 15 Notwithstanding the indicated location on the approved plans, details of the location for the re-siting of the water tank to plot 3 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of that plot. The development shall be carried out in accordance with the approved details.

Reason: In the interests of safeguarding trees which are subject to a TPO or provide amenity value.

- 16 Notwithstanding the submitted details, there shall be no clearly glazed or opening windows inserted at any time to the side (west) facing elevations of plot 5.

Reason: To protect Cartford House from overlooking and loss of privacy

- 17 Notwithstanding the approved plans, plot 5 shall be no higher than the scale shown on the CC section on drawing number 943-01 REV J (received by the Local Planning Authority on 20/03/2014)

Reason: To safeguard the amenities of Cartford House from potential overbearing impacts

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: 3

Application Reference: 13/0590		Type of Application: Outline Planning Permission	
Applicant:	The Co-Operative Group	Agent :	HOW Planning LLP
Location:	LAND AT KINGS CLOSE, STAINING		
Proposal:	OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS. (ACCESS APPLIED		

Decision

Outline Planning Permission: - Refused

Conditions and Reasons

- 1 The scale of development proposed, in conjunction with recently approved residential developments in the village, is considered to be excessive for the village of Staining and the services that are available in the village to support an expanded population. As such there is a significant likelihood that the available services will be unable to meet the needs of this population and so residents will travel out of the village for their day-to-day requirements. Accordingly the proposal will not represent sustainable development and so not benefit from the support offered by para 14 of NPPF, notwithstanding the council's current housing land supply position. In such circumstances the application should be determined in line with the development plan, and is contrary to Policy SP2 and to criteria 2 & 7 of Policy HL2 of the Fylde Borough Local Plan and to guidance in para 17 & 58 of NPPF with which these policies are consistent.
- 2 The location of the development will cause harm to the rural character of the area and urban form of the village by creating an inappropriate extension that will compound the perceived scale of the village in critical viewpoints and reduce the value of areas of the surrounding countryside in an important natural transition between the built village and its rural surroundings. Accordingly the proposal will not represent sustainable development and so not benefit from the support offered by para 14 of NPPF, notwithstanding the council's current housing land supply position. In such circumstances the application should be determined in line with the development plan, and is contrary to Policy SP2 and to criteria 1 & 2 of Policy HL2 of the Fylde Borough Local Plan and to guidance in para 17 & 58 of NPPF with which these policies are consistent.
- 3 The proposed development has the potential to impact on a European protected species (Great Crested Newts) and / or their habitats. In the absence of sufficient survey work having been undertaken to establish the scale of the local population of this species, it is not possible to determine what steps are to be taken to prevent harm to the species or their habitat, or to be satisfied over the need for and extent of any mitigation. As such the proposal conflicts with Policy EP18 and Policy EP19 of the Fylde Borough Local Plan and paragraph 118 of the National Planning Policy Framework.
- 4 The proposed development fails to deliver any certainty over the provision of affordable housing as part of the development. In the absence of any on-site provision, or of any legal agreement or other such mechanism being in place to secure the provision of an alternative form of affordable housing contribution, there can be no certainty that the requirements of Fylde Borough Council's Interim Housing Policy will be provided. Accordingly the scheme is contrary to the provisions of the Interim Housing Policy and guidance in para 50 of NPPF with which that Policy is consistent.
- 5 The proposal will generate an additional number of primary school aged children in the village at a time when there is anticipated to be a shortfall in capacity within local

schools for their education needs to be accommodated. This is as a consequence of a combination of: the number of school places that will be available, the existing population making demands on those school places, and the granting of other planning permissions in the area that will also contribute children that will make demands on the available school places.

Policy CF2 of the Fylde Borough Local Plan enables a developer to make contributions to enhance education capacity to meet the requirements of their development, but in the absence of any mechanism being in place to secure these contributions, this shortfall of school places will limit local access to education and so the application is contrary to Policy CF2 and to para 72 of the NPPF with which this Policy is consistent.

- 6 The proposed development fails to deliver any certainty over the provision of improvements to the public open space facilities available in the village that are appropriately related to the development in their scale and location. In the absence of any legal agreement or other such mechanism being in place to secure these improvements there can be no certainty that the requirements of Fylde Borough Council's Interim Housing Policy and Policy TREC17 of the Fylde Borough Local Plan will be provided in this regard. Accordingly the scheme is contrary to the provisions of those policies and to guidance in para 69 of NPPF with which they are consistent.

Item Number: 4

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: - Application Deferred

Conditions and Reasons

Deferred at the request of the applicant.

Item Number: 5

Application Reference: 13/0786		Type of Application: Reserved Matters	
Applicant:	Barratt Homes Manchester	Agent :	Cass Associates
Location:	FORMER GEC MARCONI SITE, MILL LANE, BRYNING WITH WARTON		
Proposal:	APPLICATION FOR RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 254 DWELLINGS AND ASSOCIATED ACCESS ROADS, PEDESTRIAN/CYCLE LINK TO MILL LANE, OPEN SPACE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 12/0550		

Decision

Reserved Matters: - Granted

Conditions and Reasons

- 1 Notwithstanding any denotation on the approved plans samples of the 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.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

- 2 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval in writing 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.

- 3 Tree, shrub & grass planting plans as approved under this planning permission shall be implemented during the first available planting season following the completion of each phase of the development, as identified in the approved landscaping scheme, and subsequently maintained for a period of 5 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 That prior to the occupation of any dwelling hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of public open space and any other areas that are not part of the domestic curtilage to any dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

To ensure the on-going maintenance and management of these public areas in the interests of the character of the area and the amenity of the occupiers of the development.

- 5 No more than 240 dwellings within the development hereby approved shall be occupied prior to the completion & permanent opening of the vehicular access from the proposed Spine Road to the Enterprize Zone at BAE Systems, Warton.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions.

- 6 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

- 7 Surface water run-off from the proposed development will be managed in accordance with the conclusions of the Flood Risk Assessment (FRA) prepared by SCP dated December 2013 and referenced JGM/12535/FRA/1 and the site shall include at least 25m² of permeable paving within the driveways of each dwelling as recommended in the e-mail dated 9 January 2014 from SCP to the Environment Agency unless an alternative scheme has been formally submitted to and agreed in writing by the Local Planning Authority.

To prevent flooding by ensuring the reduction of and satisfactory disposal of surface water from the site.

- 8 This consent relates to the revised plan[s] received by the Local Planning Authority on the 21st March 2014.

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

Informative notes:

Item Number: 6

Application Reference: 13/0792		Type of Application: Change of Use	
Applicant:	Chameleoco Exotics	Agent :	Planning Problems Solved
Location:	UNIT 27, PROGRESS BUSINESS PARK, ORDERS LANE, KIRKHAM, PRESTON, PR4 2TZ		
Proposal:	PROPOSED CHANGE OF USE TO A MIXED USE OF CLASS B8 (STORAGE AND DISTRIBUTION) AND RETAIL SALES (CLASS A1) ASSOCIATED WITH THE BREEDING, SALE AND DISTRIBUTION OF REPTILES, INSECTS AND OTHER SUCH EXOTIC SPECIES		

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.

Reason: 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 the provisions of the Town & Country Planning (Use Classes) Order 1987 (or any subsequent Order or Regulation that amends or supersedes it) the use hereby approved shall be restricted to a mixed use of class B8, storage and distribution and Class A1, retail sales, relating to the sale and distribution of reptiles, insects and other exotic species only and there shall be no permitted changes from the use hereby approved, without the subsequent approval of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over any further uses having regard to the B1, B2 and B8 use of the Business Park and policy EMP2 of the Fylde Borough Local Plan (as altered 2005); and the potential impacts that other A1 uses might have on the viability and vitality of nearby town centres.

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: 7

Application Reference: 14/0021		Type of Application: Full Planning Permission
Applicant:	Weatheroak Farm	Agent :
Location:	WEATHEROAK, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HS	
Proposal:	CHANGE OF USE AND CONVERSION OF REDUNDANT LIVESTOCK BUILDING INTO 15 INDOOR DOG DAY CARE AND BOARDING KENNELS WITH FEED ROOM, KITCHEN AND GROOMING AREA WITH HYDROTHERAPY POOL. PROPOSED VARIATION OF CONDITION 12 OF PLANNING PERMISSION 03/0208 TO REPLACE AGRICULTURAL TIE ON OCCUPATION OF DWELLING WITH A TIE TO PROPOSED BOARDING KENNELS.	

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 All dogs shall be kept in the enclosed part of the kennels, designated as sleeping areas on the licence issued under Animal Boarding Establishment Act 1963, during hours of 9pm to 7am.

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

- 4 Prior to the commencement of the development hereby approved a Management Plan for the operation of the kennels shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the numbers of dogs to be boarded at any one time, the method of exercising the dogs, the numbers of dogs to be exercised at any one time, the times of exercise, the number of dogs in the external runs at any one time, and the operating times of the kennels. Thereafter the kennels shall be operated in full accordance with the approved Management Plan at all times.

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

- 5 The occupancy of the dwelling previously approved under planning permission ref. 03/0208 shall be limited to a person or persons managing or employed full time by the approved dog kennels at Weatheroak, together with the family of such a person(s) residing with the manager/employee

The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the adjoining land for the purpose approved by this permission and the condition is imposed in order to preserve the character and nature of this rural area.

Informative notes:

1. The dog kennel premises hereby approved must be constructed in accordance with the 'Model Standard for Boarding Kennels'. The applicant must also apply for the relevant licences for dog boarding and dog day care. For more information the applicant should contact Fylde Borough Council's licensing department on 01253 658658
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

Item Number: 8

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: - Application Deferred

Conditions and Reasons

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