



Meeting Agenda

Development Control Committee
Town Hall, St Annes,
21 February 2007, 9.30a.m.
This meeting is open to the Public

Membership

Development Control Committee

CHAIRMAN - Dr Trevor Fiddler
VICE-CHAIRMAN - John Bennett

Councillors	Harold Butler	Councillors	Linda Nulty
	George Caldwell		Barbara Pagett
	Kevin Eastham		Albert Pounder
	Richard Fulford-Brown		Heather Speak
	Peter Hardy		William Thompson
	Howard Henshaw (A.D.K MALAYSIA)		Colin Walton
	Ray Norsworthy		Andrea Whittaker

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CORPORATE OBJECTIVES

The Council's investment and activities are focused on achieving our five key objectives which aim to :

- Conserve, protect and enhance the quality of the Fylde natural and built environment
- Work with partners to help maintain safe communities in which individuals and businesses can thrive
- Stimulate strong economic prosperity and regeneration within a diverse and vibrant economic environment
- Improve access to good quality local housing and promote the health and wellbeing and equality of opportunity of all people in the Borough
- Ensure we are an efficient and effective council.

CORE VALUES

In striving to achieve these objectives we have adopted a number of key values which underpin everything we do :

- Provide equal access to services whether you live in town, village or countryside,
- Provide effective leadership for the community,
- Value our staff and create a 'can do' culture,
- Work effectively through partnerships,
- Strive to achieve 'more with less'.



A G E N D A

PART I - MATTERS DELEGATED TO COMMITTEE

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>In accordance with the Council's Code of Conduct, members are 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.</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the minutes of the Development Control Committee meeting held on 31 January 2007 (previously circulated).</i>	4
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21 February 2007

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2	06/1111	101 WESTBY STREET, LYTHAM, LYTHAM ST ANNES, FY8 5 SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION.	Grant	10
3	06/1113	GILLETTS FARM CP, PEEL ROAD, PEEL, BLACKPOOL RE-SUBMISSION OF 06/0617 - CHANGE OF USE OF PART OF FARM SITE FROM TOURING PITCHES TO PROVIDE STATIC HOLIDAY PITCHES WITH ASSOCIATED LANDSCAPING.	Grant	15
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7	07/0005	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES LISTED BUILDING CONSENT FOR RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	Refuse	46

8	07/0006	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	Refuse 51
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Development Control Committee Schedule

21 February 2007

Item Number: 1 Committee Date: 21/02/2007

Application Reference:	06/0883	Type of Application:	Full Planning Permission
Applicant:	Mss Holding Ltd	Agent :	Wilkinson Cary Planning
Location:	WESHAM HOUSE FARM, FLEETWOOD ROAD, WESHAM, PRESTON		
Proposal:	RESUBMISSION OF APPLICATION 05/918 FOR FREE STANDING STORAGE AND WORKSHOP & EXTENSION TO EXISTING WORKSHOP, OFFICE AND STORAGE BUILDING.		
Parish:	Medlar with Wesham	Area Team:	Area Team 2
Weeks on Hand:	22	Case Officer:	Mr P Barwood
Reason for Delay:	To seek amendments to parking and manoeuvring areas.		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

This application is a revised submission following a previous refusal of planning permission. It is considered that the applicant has now overcome all the previous reasons for refusal and that the scheme will allow for some improvements to the existing site to be secured.

Reason for Reporting to Committee

Due to the scale of the proposed building in this rural location

Site Description and Location

The site consists of a group of former farm buildings, dwelling and yard. The whole site is currently operated for the manufacture and repair of submarine and dive equipment together with the external storage of associated equipment and materials. The latter involves the use of several sea containers. Access is directly from the A585 Fleetwood Road. The site is surrounded to the north, east and south by open fields and to the west, on the opposite side of the main road, is Mill Farm with a variety of agricultural buildings.

Details of Proposal

The application proposes an extension to an existing former barn building (to the rear of the dwelling) measuring 20m by 20m, with varying eaves and ridge heights to tie into the existing roof slope. Materials are brick to eaves height with profile steel cladding walls and roof above. On the southern edge of the site is proposed a further free standing storage building, measuring 23m by 17m, with an eaves and ridge height of 5.3m and 6.8m respectively. Materials are profile steel cladding to walls and roof.

The proposed extension is practically identical to that in application 05/0918 but the storage building has been increased in length and width to give a floorspace enlargement of about 55%.

The most significant difference from 05/0918 is the delineation of parking spaces for 20 cars (2 for disabled users) along the western boundary. A defined turning area is also identified between these spaces and the new extension. No alterations are proposed to the existing access. These changes have been made following discussions with County Highways.

Relevant Planning History

Application No.	Development	Decision	Date
05/0918	PROPOSED STORAGE BUILDING AND WORKSHOPS AND EXTENSION TO EXISTING WORKSHOP, OFFICE AND STORAGE BUILDING.	Refused	16/11/2005
05/0921	CHANGE OF USE FROM AGRICULTURAL LAND TO OUTDOOR STORAGE AREA IN CONNECTION WITH B2 USE OF LAND ADJACENT.	Refused	08/11/2005
90/0680	CHANGE OF USE OF SHIPPON TO DWELLING.	Granted	27/03/1991
94/0872	EXTENSIONS AND ALTERATIONS TO HOUSE. DETACHED DOUBLE GARAGE	Granted	01/03/1995
94/0873	PROPOSED BUILDING FOR 10 DOG KENNELS & EXTENSION TO LIGHT INDUSTRIAL WORKSHOP	Granted	01/03/1995
97/0074	CONSERVATORY, PORCH AND DETACHED DOUBLE GARAGE TO REAR.	Granted	07/03/1997

Relevant Planning Appeals History

None.

Parish Council Observations

Medlar with Wesham Parish Council notified on 19 September 2006

Summary of Response

The Council has no specific observations.

Statutory Consultees

County Highway Authority

Comments on original submission:

The applicant has tried to address comments about highway issues made in relation to previous submissions. (05/918 and 921). The proposals are not however sufficient to satisfy requirements in providing a safe and secure means of access whilst complying with sustainable transport policies and being realistic about the traffic generation/facilities of the site. Visibility at the access has been improved by the relocation of a sub-station to the rear of the footway/verge. A required site line of 160m x 2.4m can just about be achieved. There has been one accident injury involving a right turning vehicle emerging from the site.

Parking standards would permit 35 spaces plus operational parking. There is insufficient

space to cater for this number and enable turning and manoeuvring . The site is already well parked.

The site remains over 500 metres from the nearest bus stop and, given that parking is already well subscribed , expansion will create demand for greater car parking given its rural location. There are no alternative facilities within a reasonable distance.

The internal layout of the site is insufficient to support the extra traffic likely to result from the proposed development.

Highways Agency

The site is directly adjacent to the A585 close to junction 3 of the M55. The proposals do not include any change of access arrangements. In addition it is considered that the traffic generation associated with the development would not lead to a significant material intensification of vehicular movements on the trunk road. The Highways Agency does not object to this application.

Observations of Other Interested Parties

None received

Neighbour Observations

None Received

Relevant Planning Policy

Joint Lancashire Structure Plan:

Policy 5: Development outside of principal urban areas

Fylde Borough Local Plan:

SP2,
SP8

Other Relevant Policy:

PPS1: Delivering Sustainable Development

Site Constraints:

The site is within a Countryside Area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The site is a well established operation, which has expanded considerably within the site since permission was originally granted. No conditions were originally imposed relating to outdoor storage and a significant amount has taken place since. Items stored tend to be large and bulky and can be clearly visible from outside the site. These proposals are to enable more manufacturing to take place indoors as the business has expanded and to place storage that currently takes outdoors under cover.

Policy SP2 of the Local Plan prevents development in countryside areas except where proposals properly fall within one of 5 categories. Category 5 is development essentially needed for the continuation of an existing enterprise of a type and scale that would not harm the character of the surrounding countryside. Policy SP8 allows for the reasonable expansion of business premises in the

countryside subject to criteria. These require that there is no significant harmful impact on the character, appearance or nature conservation value of the countryside.

The proposed extension and storage building are fairly large and these proposals will result in a higher proportion of the site covered by buildings which would normally be very significant in a countryside area. Some of the new floorspace, however, will result in a rationalisation of the current open storage and consideration of the previous application 05/0918 concluded that the proposals were in conformity with Policy SP8 of the Local Plan (expansion of business premises in countryside areas). This conclusion was influenced partly by the presence of Mill Farm, immediately opposite the site, which itself has a collection of buildings, some large and with a mixture of materials. The view, therefore, was that the proposals would not look out of keeping with the character of the area. The view of the site when approaching from the south is fairly well screened by an area of mature and semi-mature trees. The northern boundary has in the past been planted but this planting is not yet mature or particularly dense.

A previous application was refused because the intensification of the use of this site would give rise to additional vehicular movements to and from the site, on a stretch of highway which is already heavily trafficked, to the detriment of highway safety; the site access had poor visibility to the north, which would potentially give rise to a danger to highway safety; the proposal would fail to comply with national policy in respect of sustainable development as the site is located in open countryside where the nearest bus stop is approximately 500m away; and the applicant had failed to demonstrate that adequate parking, turning and manoeuvring facilities can be provided within the site in relation to the intensification of the use.

Since the previous refusal the northward sight line has been improved to the satisfaction of County Highways by the relocation of an electricity substation. Through negotiation the internal layout of the site has been improved by the provision of extra car parking space and manoeuvring space for heavy vehicles. This has been achieved by incorporating an extra piece of land near the site entrance. However the plans as submitted now show an excessive amount of parking in relation to approved maximum standards. The parking allowance has been calculated in proportion to a split of uses on the site between B1, B2 and B8. The existing use would require no more than 10 spaces and the proposals an extra 5, whereas on the revised drawings 21 spaces are shown. Furthermore, two of the spaces nearest the main access are not acceptable because of potential conflict with incoming vehicles and possible danger as a result.

Although the turning space for heavy vehicles has been improved through negotiations, there is still not quite sufficient space for the manoeuvring of articulated wagons. A reduction in the number of parking spaces would help to overcome this and it is recommended that this be covered by condition.

Finally the proposal falls short of the accessibility standards within the Joint Lancashire Structure Plan SPG 'Access and Parking' in that the site is more than 500 metres from the nearest bus stop or other public transport facility and could therefore be considered to be not "sustainable development". The applicant submits that there are special circumstances in mitigation of this. The business, since its original inception has established a niche in a specialised market and has expanded to the point where this extra accommodation is required. The majority of staff are from the surrounding area and a relocation would result in them travelling additional distances to work.

Regarding the appearance of the site from the surrounding area, the new storage area will not be prominent because of the planted area to the immediate south. It is considered, however, that there is an opportunity and necessity to improve the screen planting along the northern boundary, especially in view of the provision of the new car parking area.

Conclusions

The amended proposals resolve all the original highway safety objections and, given the specialised

nature of the business and the journey to work pattern of the company's employees, the development is now considered satisfactory.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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 proposed development shall be carried out only in complete accordance with the amended site plan dated 8 January 2007 and elevational drawings MSS-1, MSS-2 (both as amended on 8 January 2007), MSS-3 and MSS-4 (dated August 06), subject to the provisions of Condition 2 below.

For the avoidance of doubt as the original drawings were subsequently amended

3. Notwithstanding the details shown on the submitted drawings, the car parking spaces to be provided along the northern boundary of the site shall be restricted to those shown hatched brown on the site plan hereby approved. Only the area so designated shall be used for the parking of cars.

To ensure that car parking is limited in accordance with maximum standards.

4. Notwithstanding the details shown on the site plan hereby approved, the area shown hatched green on the plans hereby approved and the northern boundary of the site shall be prepared and planted in accordance with a scheme which shall be submitted to the Local Planning Authority for approval prior to the commencement of development. The approved scheme shall be carried out in full to the satisfaction of the Authority during the first available planting season following the completion of development and shall thereafter be maintained for a period of not less than ten years from that date. During that period, 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 area 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.

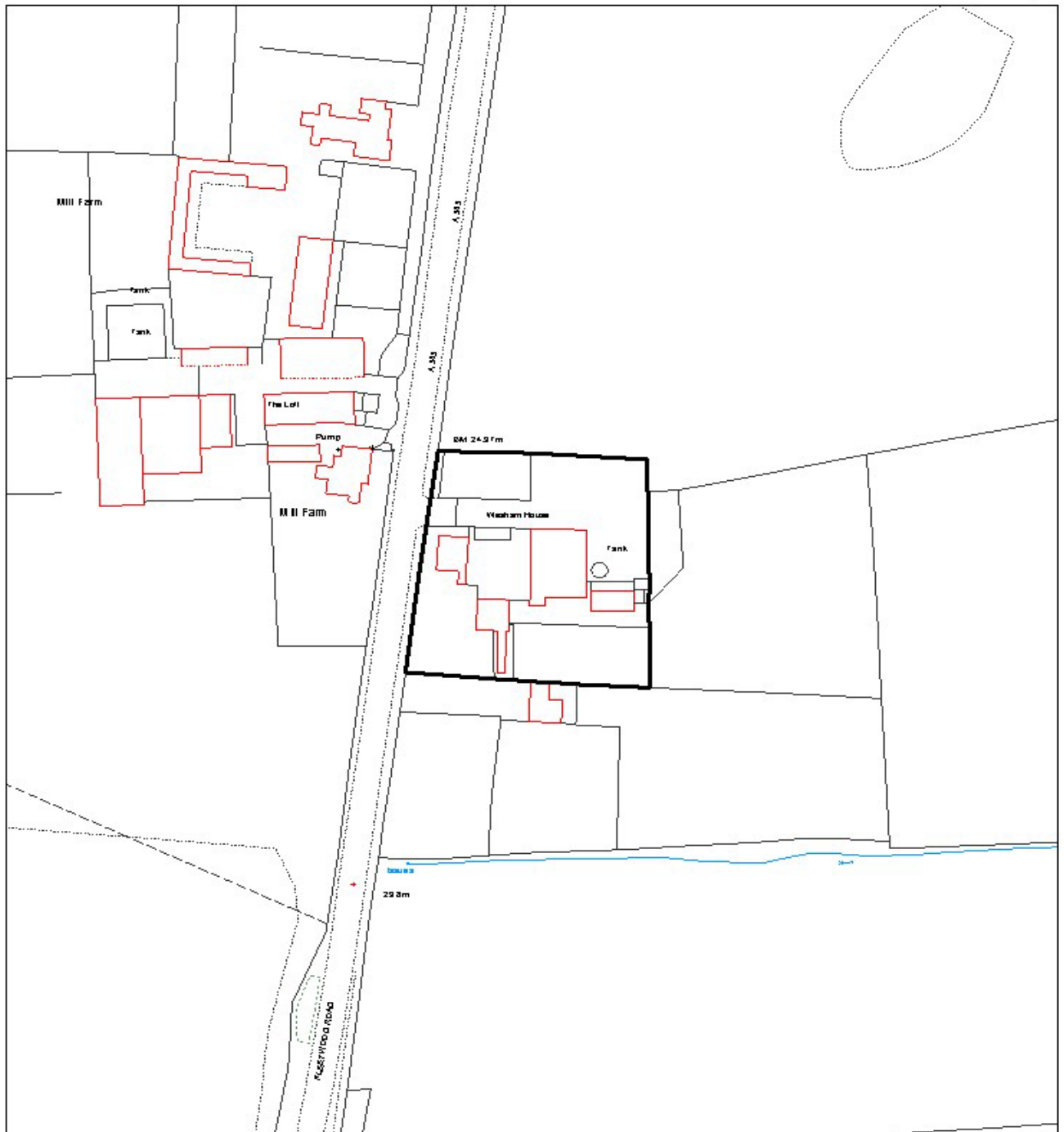
To ensure a complete form of development and to improve the layout of car parking near the entrance to the site

5. Notwithstanding the details shown on the site plan hereby approved, the area shown hatched blue shall at all times be reserved for the manoeuvring of delivery and collection vehicles and shall be kept permanently free of other vehicles, open storage or other obstruction.

To ensure there is sufficient space within the site for heavy vehicles in the interest of highway safety

6. Notwithstanding any denotation on the approved plans and elevations, samples of external cladding and roof materials , roller shutter doors and fenestration (including colours in all cases)and facing brickwork (including details of mortar 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.



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Application No. 5/06/0883	Address Wesham House Farm Fleetwood Road, Wesham	Grid Ref. E.3416 : N.4339	Scale N.T.S.	Item No.

Item Number: 2 Committee Date: 21/02/2007

Application Reference: 06/1111		Type of Application:	Full Planning Permission
Applicant:	S Boocock	Agent :	
Location:	101 WESTBY STREET, LYTHAM, LYTHAM ST ANNES, FY8 5		
Proposal:	SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION.		
Parish:	Clifton	Area Team:	Area Team 1
Weeks on Hand:	5	Case Officer:	C & A Planning
Reason for Delay:	N/A		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

This application relates to an extension to the side and rear of property within Lytham Conservation Area. The proposal is considered to be in keeping with the character of the conservation area and the impact on the neighbouring properties is considered to be acceptable. Accordingly the application is recommended for approval.

Reason for Reporting to Committee

At the request of Councillor W Thompson.

Site Description and Location

The application site is located on Westby Street in Lytham and lies within the Lytham Conservation Area. The dwelling is a two storey end of terrace period property designed in a garden cottage style.

The site is situated in a predominantly residential area and forms part of a terrace of 8 properties. The surrounding dwellings located on Westby Street are set back from the road with small walled front garden areas.

Details of Proposal

It is proposed to build a single storey side extension and first floor extension above the existing rear kitchen extension.

The proposed side single storey extension would be of rectangular form and would have the dimensions of 1.8m x 8.6m. It would be set back 2.3m from the front elevation and would have a pitched roof measuring 3.2m in height when measured from ground floor level to the ridge falling to a height of 2.3m at the eaves. A velux window would be positioned on the roof to the side elevation and would be obscure glazed. The front door would be relocated to the front elevation of this property and would include a stone lintel above. A window would also be inserted on the rear elevation of this

extension and would include a stone lintel and cill.

A patio door would be inserted to the rear elevation in place of the existing kitchen window and would also incorporate a stone lintel to match those on the existing windows. The first floor extension would have the dimensions of 3.3m x 3.7m and it is proposed to use this space for an extra bedroom. This rear extension would also have a pitched roof measuring 6.2m to the ridge falling to 4.7m at the eaves. French windows would be inserted to the first floor rear elevation incorporating a Juliet balcony. A stone lintel would also be located above the French windows.

A wall would be erected running from the existing extension to the boundary wall with no. 99 Westby Street including a wrought iron gate to form an enclosed courtyard area.

Relevant Planning History

None

Relevant Planning Appeals History

None

Parish Council Observations

None received

Statutory Consultees

None

Observations of Other Interested Parties

Lytham St. Annes Civic Society

Stress that traditional materials should be used, and that any new windows should be set back in the reveal, not flush with the outside wall.

Neighbour Observations

Neighbours notified: 2 neighbours notified 8 December 2006

Amended plans notified: n/a

No. Of Responses Received: 1

Nature of comments made:

Issues raised include:

Effect on the cobbled wall on the boundary of the property;

Loss of light;

Quality of life for the occupants; and

Character of the conservation area.

Relevant Planning Policy

Fylde Borough Local Plan:

Policy HL5-House extensions

Policy EP3 – Conservation Areas

Other Relevant Policy:

PPS1: Delivering Sustainable Development

PPG15: Planning and the Historic Environment

Site Constraints

Conservation area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The main planning issues are contained within Policies EP3, EP7 and HL5 of the adopted Fylde Borough Local Plan. These require that development is in keeping with the existing building and the character of the area, and must not detract unacceptably from the amenities of neighbouring properties.

The proposed side extension would be acceptable in terms of its scale, design and appearance. The style of this extension is in keeping with the 'garden cottage' style of the property and surrounding area. As it is set back from the front elevation of the dwelling it would remain subordinate to the existing property and would not erode the sense of space between dwellings. Due to the scale of the proposed side extension it would not appear unduly prominent and would therefore have a minimal effect on the street scene.

In regard to residential amenity occupants of adjacent properties would not experience any significant loss of light or privacy as a result of the side extension. There are no windows present on the side elevation of no. 103 Westby Street removing any possibility for loss of light to this property. The distance between the proposed side extension and no. 103 Westby Street is 5m and this is considered sufficient to ensure that the proposal would not have an overbearing effect. The proposed window to the rear elevation of this side extension would provide only oblique views over the garden area of the neighbouring property and, therefore, would not cause any significant issues relating to overlooking. The relationship between the application property and no. 99 Westby Street ensures that no overlooking or loss of light would be created by the proposed side extension.

It has been noted that the adjacent neighbour has concerns about the cobbled wall present along the boundary between the application property and no. 103 Westby Street. The proposed side extension would be developed up to this boundary wall, but the plans show the wall as being retained. Policy EP7 of the local plan seeks to retain features of quality or local craftsmanship such as cobbled walls. As this wall is sandwiched between two properties it is not readily viewed within the street scene and although the setting of such features are an important element in the historic environment, it is not considered that simply building up to this wall is sufficient reason to refuse planning permission.

With regard to the rear first floor extension it relates well to the character of the existing building in terms of its design, appearance and massing. Many of the properties along this southern side of Westby Street have rear extensions and due to this it is considered that the proposed first floor extension would make an appropriate contribution to the property and locality. Occupants of adjoining residents would not be subjected to any loss of residential amenity due to this extension. The proposed extension would not have an overbearing effect due to the relationship between the application property and no. 99 Westby Street and the separation distance (5m) between no. 103 Westby Street.

The proposed patio doors to the ground floor rear elevation are deemed to be acceptable in relation to the character of the existing property as a stone lintel is proposed along the top of the patio doors in keeping with the existing windows. As these doors face onto the rear garden area and an existing window is currently present in this position it is considered to be an appropriate alteration to the existing dwelling. The installation of the doors would not result in any loss of privacy due to the fact

that the doors would overlook the application property's garden.

The proposed wall to create an enclosed courtyard is acceptable in terms of its siting, design and scale. It is considered to fit in well with the character of the existing dwelling and the proposed materials would also complement the existing dwelling. The wall would not be visible from the adjoining properties and therefore would not have an overbearing effect upon them or result in any loss of light.

Conclusions

For the reasons outlined above, it is considered that the proposal would comply with policies EP3, EP7 and HL5 from the adopted Fylde Borough Local Plan (as altered October 2005).

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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 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 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.

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 [or any legislation that replaces, amends or re-enacts that Order], the cobbled boundary wall between the application site and the neighbouring property, 103, Westby Street shall be retained as part of this development. If the wall is required to be demolished in order to construct the extension hereby approved, the wall shall be reinstated prior to the first occupation of the extension, in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.

In order to preserve the character of the conservation area.



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Application No. 5/06/1111	Address 101 Westby Street Lytham	Grid Ref. E.3369 : N.4272	Scale N.T.S.	Item No.

Item Number: 3 Committee Date: 21/02/2007

Application Reference: 06/1113		Type of Application: Change of Use	
Applicant:	Gilletts Farm Caravan Park	Agent :	Graham Anthony Associates
Location:	GILLETTS FARM CP, PEEL ROAD, PEEL, BLACKPOOL		
Proposal:	RE-SUBMISSION OF 06/0617 - CHANGE OF USE OF PART OF FARM SITE FROM TOURING PITCHES TO PROVIDE STATIC HOLIDAY PITCHES WITH ASSOCIATED LANDSCAPING.		
Parish:	Westby with Plumpton	Area Team:	Area Team 1
Weeks on Hand:	12	Case Officer:	Mr A Gavan
Reason for Delay:	To seek amendments to landscaping		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

An application to change an area of touring caravans to static holiday caravans was previously refused at this site. This application is a revised scheme which provides for the retention of a small area of touring sites and improved landscaping. It is considered that the previous reasons for refusal have been overcome and that planning permission should now be approved subject to a condition requiring the implementation of the improved landscaping scheme.

Reason for Reporting to Committee

Given the nature of the proposed development.

Site Description and Location

The application site forms part of the wider 'Gillett Farm Caravan Park', located on Peel Road, Peel. The caravan park is a long established holiday park, which currently consists of a mixture of both touring and static caravan pitches. The site is located in the countryside area on the Fylde Borough Local Plan proposals map.

Details of Proposal

The application is a re-submission which seeks permission to replace 53 touring pitches with 24 static pitches and the retention of 9 touring pitches. This is the only part of the site still in use for touring caravans, the rest of the site accommodating 100 static caravans, 6 of which have permission for permanent residential use. The proposal would result in the site consisting of 124 static caravan sites and 9 touring sites.

Relevant Planning History

Application No.	Development	Decision	Date
06/0617	CHANGE OF USE OF PART OF SITE FROM TOURING PITCHES TO PROVIDE STATIC HOLIDAY PITCHES AND ASSOCIATED LANDSCAPING.	Refused	09/10/2006
06/0002	MODIFICATION OF CONDITION TO ALLOW EXTENSION OF SEASON TO 11 MONTHS TO RUN FROM 1ST MARCH TO 18TH JANUARY OF THE FOLLOWING YEAR.	Granted	18/05/2006
05/0804	CERTIFICATE OF LAWFULNESS FOR EXISTING USE, TO ALLOW AN ADDITIONAL 36 HOLIDAY STATIC CARAVANS AND 6 PERMANENT RESIDENTIAL STATICS	Granted	04/11/2005
89/0146	CHANGE OF USE; TENTED CAMPING AREA TO TOURING CARAVAN PARK + NEW ACCESS POINT	Granted	06/12/1989
87/0740	CHANGE OF USE; FROM TENTED CAMPING AREA TO TOURING CARAVAN PARK	Refused	20/04/1988

Relevant Planning Appeals History

None.

Parish Council Observations

Westby with Plumpton Parish Council notified on 28 November 2006

Summary of Response:

The council specifically support the proposal on the grounds that there would be improved site layout and reduced trailer traffic.

Statutory Consultees

Streetscene Management - Drainage & Flood Defence

No objections

County Highway Authority

No observations

Tourism

The sites for touring caravans within the area are diminishing within the borough. Static site owners tend to spend less in the economy than short stay visitors.

The Councils Tourism Strategy 2001-2006 makes reference to:

Action Plan 2 the strategy states point 6. 'To develop and promote the tourism product within rural areas by providing access to the countryside and leisure areas.'

The strategy identifies these issues as being important to the development of tourism although the aims must be cross-referenced to the Local Plan for Fylde, which takes precedence.

Observations of Other Interested Parties

N/A

Neighbour Observations

Neighbours notified: 28 November 2006

Amended plans notified: N/A

No. Of Responses Received: N/A

Nature of comments made: N/A

Relevant Planning Policy

Joint Lancashire Structure Plan:

Policy 5: Development in rural areas

Policy 19: Tourism Development

Fylde Borough Local Plan:

SP2: Development in Countryside Areas

TREC6: Static Caravans and Chalets

EP14: Landscaping

Other Relevant Policy:

PPS1: Delivering Sustainable Development

Site Constraints:

Within countryside area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The main issues in the consideration of this application are those contained within Policies SP2 and TREC6 of the adopted Fylde Borough Local Plan, as altered October 2005.

As this application relates to a change from an existing touring site to a static site, the proposal must comply with criteria 2-11 of policy TREC6.

Although the density of the caravan pitches will be reduced by 50%, visually the impact of the statics on the locality is considered to be greater due to the caravans being in situ all year round, touring caravans are a temporary presence on the land during holiday periods and their presence is considerably less during the winter and off-season months whereas the presence of static caravans is noticeable year round irrespective of whether they are in use or not, it is therefore important that appropriate landscaping is put in place to shield the site as much as possible.

After discussing the landscaping on-site with the Council's Tree Officer as well as the applicants agent a suitable layout and landscape design has been agreed which will be conditional on the approval of the proposal in line with policy EP14.

TREC6 also stipulates that the proposal should not result in a deficiency of touring caravan pitches in the locality. The response from the Council's Tourism Department clearly states that touring caravan sites are diminishing within the Borough and static caravan sites contribute less to the local economy, however, the applicant notes that there has been a considerable down-turn in the touring element of the business, to the extent that the areas allocated to touring pitches operate significantly below maximum occupancy for much of the year and it is only during the peak periods i.e. July and August that the park runs at 60% capacity. This reduction in the demand for touring caravan sites has the

effect of reducing the preferred economic impact of touring sites over static sites. On balance, having regard to the limited information available on general occupancy of touring pitches in the locality, the amendment of the application to retain 9 touring pitches is considered to address the issue of retaining at least some touring facilities in the area.

The site is not within the greenbelt and the submitted design and layout of the site may well improve the present character providing that the landscaping agreed with the tree officer is put in place.

The development is on an existing caravan site and so it is not considered that it would be detrimental to the amenities of adjacent or nearby dwellings nor would it involve the permanent loss of the best and most versatile agricultural land. It would not promote conflict with any other nearby land uses or operations, including farming operations and is not at significant risk from flooding.

The site has safe and adequate existing vehicular access and is capable of being served by the local highway network.

Conclusions

The proposal meets the requirements of criteria 2-11 of Policy TREC6 of the adopted FDLP, as altered, October 2005.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with the details agreed in writing on 19 January 2007 and a programme which shall be agreed 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.

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. Shrubs to be planted in accordance with percentage mix shown in the Plant Schedule and in groups containing 5, 7 and 9 plants of the same specie. Adjoining groups to contain different species except for where a high proportion of one specie is used. trees to be planted in groups of 3 & 5 of the same specie or as a single specimen between groups. The hedge shall be planted in double staggered rows, 0.5 meters between the two rows and 0.5 meters between plants. trees to be planted at 10m centres and located between the staggered rows of hedge. Planted areas to be covered by a layer of bark mulch or similar to a depth of 75mm and maintained at that depth. 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.

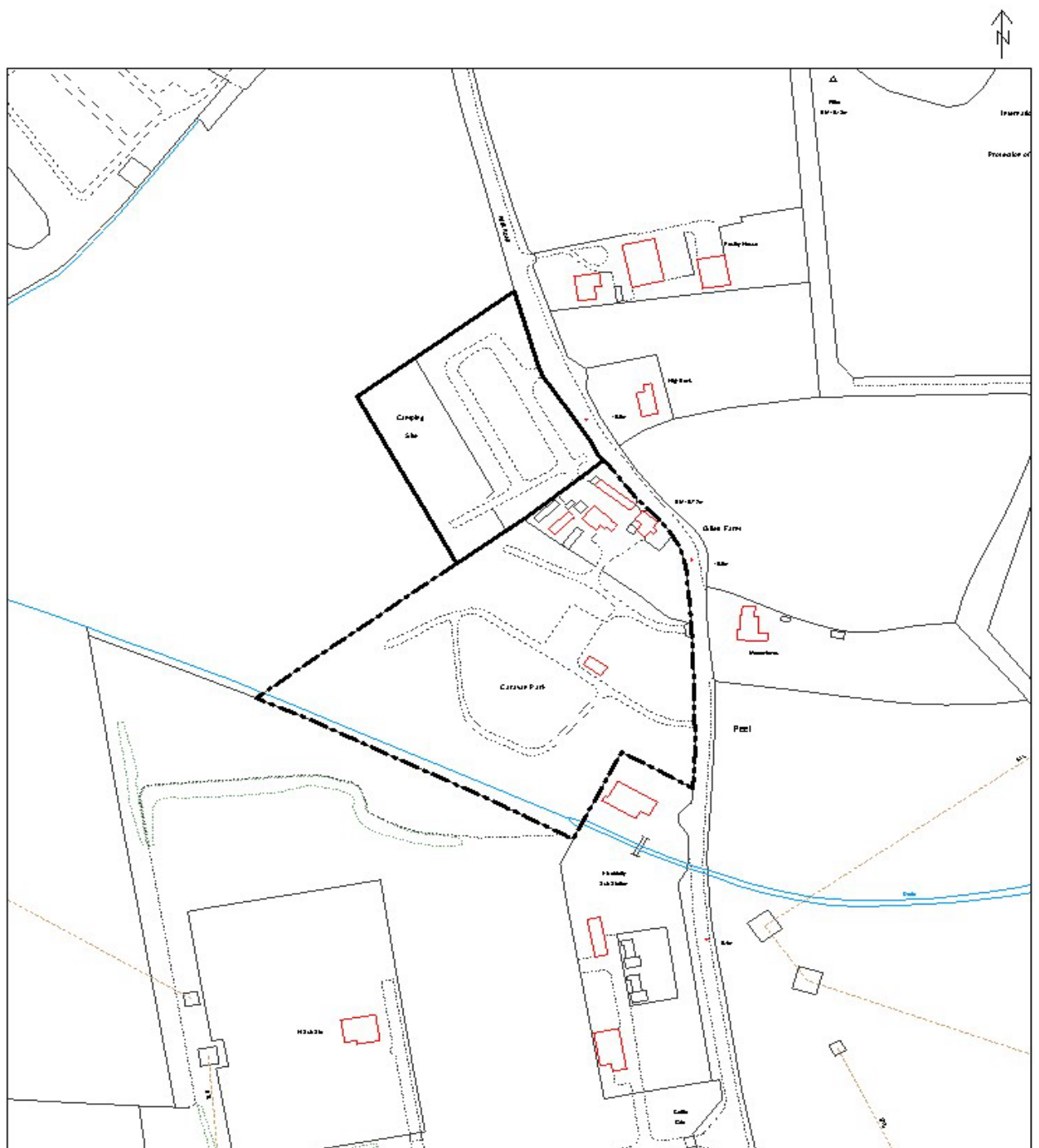
To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

4. The caravans on the site hereby approved shall only be used for holiday purposes and shall not be occupied for more than a total of 46 weeks in any period of 52 weeks in any calendar year. Details of the period of closure shall be submitted to and approved in writing by the local planning authority prior to the development approved being first brought into use.

To accord with the approved use of the site as a holiday caravan site.

5. This consent relates to the revised plan[s] received by the Local Planning Authority on the 12 December 2006 and the amended landscaping as agreed in writing on 19 January 2007.

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



Strategic Planning & Development Fylde Borough Council		This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. (C) Crown copyright Licence No. 100006084 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.		
Application No. 5/06/1113	Address Gillets Farm Caravan Pk Peel Road, Peel	Grid Ref. E.3356 : N.4323	Scale N.T.S.	Item No.

Item Number: 4 Committee Date: 21/02/2007

Application Reference:	06/1183	Type of Application:	Full Planning Permission
Applicant:	Primary Asset	Agent :	B + R Partnership
Location:	LYTHAM HOSPITAL, WARTON STREET, LYTHAM, LYTHAM ST ANNES		
Proposal:	AMENDMENTS TO PREVIOUSLY APPROVED 06/460 FOR PRIMARY CARE CENTRE, PHARMACY, CAFE / NEWSAGENT, SERVICE BUILDINGS AND RECONFIGURATION OF SITE.		
Parish:	St Johns	Area Team:	Area Team 1
Weeks on Hand:	9	Case Officer:	Keith Brooke
Reason for Delay:	N/A		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The key issues for determination of this reapplication, as with the original application 06/0460, are contained within Policy CF1 of the Fylde Borough Local Plan, As Altered October 2005. These criteria also appear individually in other relevant policies. It is considered that the proposed development accords with these criteria and that there are no material considerations indicating that the application should be determined otherwise. Members are recommended to grant conditional planning permission.

Reason for Reporting to Committee

1. The wide public interest which the application is likely to generate.
2. Prior application 06/0460 which the current application seeks to amend was determined at committee.

Site Description and Location

The site is flat, roughly rectangular in shape, extends to some 1.28 hectares, and is situated at the eastern end of Lytham with road frontages to Warton Street to the south, Preston Road to the east, and Victoria Street to the north. It is bounded to the west by a back street serving the rear of two storey terraced houses fronting Trent Street. Its immediate hinterland is characterised by two storey Victorian terraced houses, with the exception of a modern two storey block of four flats adjacent to the north western corner of the site, and two pairs of two storey semi-detached houses adjacent to the north eastern corner of the site. More recent two storey housing lies opposite the site to the east side of Preston Road, along with the Pentecostal Church, the former Cooksons bakery site, now the subject of an approval for residential redevelopment, and the original three storey Land Registry building.

The site is occupied by Lytham Hospital, which comprises a range of one, two and three storey inter

war buildings in its northern half, with a large three storey flat roofed building in the south. An extensive tree screen fronting Preston Road, along with individual trees fronting Warton Street, are protected by Tree Preservation Orders. The principal vehicular access to the site is from Warton Street, with a one way circulation system exiting onto Preston Road. There is also a service access onto Victoria Street, with two further access points therefrom serving secondary and staff car parking areas. The main hospital car park is laid out under the tree screen to the Preston Road frontage.

The site is shown as a hospital in the Fylde Borough Local Plan, but contains no development allocations or plan designations.

Details of Proposal

As previously, the proposed development neatly divides the site into three distinct areas:-

- the three storey flat roofed building in the southern half, comprising the older adult mental wards, day hospital, community services and dental units, which will be retained;
- the principal hospital car park, fronting Preston Road, which will be retained but now significantly improved with associated works to protected trees; and
- the inter war buildings in the northern half, which are intended to be demolished and replaced by a new principally two storey Primary Care Centre (PCC), but with a second floor suite of accommodation contained wholly within the roofspace.

With the exception of the proposed second floor accommodation and its associated central lift tower, rooflights, solar panels and flat roofed plant dormers, the scale and footprint of the PCC remain largely unchanged. There are some minor modifications proposed which will result in a cross-shaped building extending 63m along its north/south axis, and 49m along its east/west axis. It is shown aligned directly with the three storey building which will remain, 15m distant therefrom, and projecting within 15m of the Victoria Street frontage to the north, 4m from the principal site boundary to the west, and 7.75m from the western site boundary to the block of flats at 52 Victoria Street. The positioning of the new building and a new access route through the length of the site will allow additional car parking to be provided. This, combined with the rationalisation of the car park to the Preston Road frontage, will afford a total of 175 spaces compared to the 79 existing. The gap between the old and new buildings will provide the location for the proposed health port hardstanding.

The application is accompanied by both access and design statements, now a formal pre-requisite in the development control process, a tree survey and transport assessment. At the time of writing this report, a flood risk assessment was awaited. The design and access statements echo two of the key principles of Planning Policy Statement 1: Delivering Sustainable Development, embracing both sustainability and inclusive design for all. They identify that the design is based on the concept of a 'health precinct'. Put simply, this is a street with various health care occupancies arranged to either side, accessed from a large central atrium which provides a reception and separates off the newsagent/cafe and pharmacy facilities at ground floor level. The building is also intended to provide 2 no. GP surgeries, diagnostics suite, older adult mental health unit, physiotherapy suite and shared facilities.

The statements indicate that the client's brief is for a landmark flagship building that will set the standard for healthcare delivery now and in the future, with scope to accommodate future adaptation. Externally the building will comprise two storeys, with an eaves height now of 7.7m, and a ridge height of 11.8m. The second floor accommodation within the roof will be lit by rooflights set above head height. Within the roof, photovoltaic solar panels and solar louvres will be utilised, with two flat roofed dormers for plant louvres set in the eastern elevation of the western wing. The lift tower will provide a central feature. The building itself will incorporate feature gables, each with vertical glazing, two principal access points to the central atrium and a rotunda to the eastern elevation. The proposed materials largely reflect those in the amendments to the original application, with some

modifications, to comprise:-

- smooth red/orange facing brickwork to plinths and main walls;
- Ibstock smooth facing large format terracotta blocks to wall corner projections;
- reconstituted red/orange stone blockwork to copings and perimeter cills;
- through coloured render system to curved features, tower and verges;
- powder coated aluminium soffit system, colours to be agreed;
- metal standing seam roof system in imitation slate;
- aluminium windows and doors with a powder coated finish, colour to be agreed, with blank panels to be painted ceramic glass.

The application also proposes a physiotherapy equipment store, a clinical waste and nitrogen store, full details of which have been provided, 2 no. cycle stands and a bin store, elevations of which will be required, and substation/switchgear and generator/fuel tank enclosures, full details of which will be required. In addition, a covered motor cycle stand will need to be included within the site.

As distinct from the original application, the realignment of access through the site and the works to the main car park will require the removal of and works to several trees, many of which are covered by tree preservation orders (TPOs). These are identified in the tree survey, the authors of which have been in close liaison with the Council's Tree Officer.

Relevant Planning History

Application No.	Development	Decision	Date
06/0460	LYTHAM HOSPITAL REDEVELOPMENT INCLUDING NEW PRIMARY CARE CENTRE WITH ASSOCIATED PHARMACY (A1), CAFE (A3) RELOCATED PLANT ROOM, TEMPORARY STAFF ROOM, SUB STATION, CYCLE STANDS AND BIN STORE.	Granted	29/08/2006
01/0938	CONSTRUCTION OF 3 NO. DISABLED ACCESS RAMPS & 1 NO. DROP LEVEL KERB	Granted	30/01/2002
00/0165	TEMPORARY STORAGE BUILDING FOR FILES	Granted	11/03/2000
95/0084	SINGLE STOREY EXTENSION IN REAR COURTYARD TO PROVIDE W.C	Granted	15/03/1995
90/0114	PROVISION OF ADDITIONAL CAR PARKING FACILITIES	Granted	28/03/1990
89/0308	EXTENSION & ALTERATIONS TO HOSPITAL (CIRC.18/84)	Granted	14/07/1989
89/0049	ADDITIONAL CAR PARKING SPACES (CIRC.18/84)	Granted	19/04/1989
88/0809	EXTENSION & ALT'S TO OPERATING THEATRE SUITE.CIRC.18/84	Granted	30/11/1988

Relevant Planning Appeals History

None.

Parish Council Observations

N/A

Statutory Consultees

County Highway Authority

Traffic Flow, Trip Rate, Junction Layout

The PCC on the site will generate more traffic than the hospital has seen for some time, which the Transport Assessment (TA) accompanying the application seeks to mitigate. The Preston Road/Warton Street junction is shortly to be upgraded and new traffic signals installed as part of the residential development of the Cooksons Bakery site. The signals will control Warton Street, East Beach, Preston Road and the residential site access. Pedestrian phases will operate across all arms.

Access to the PCC will be from two points, Victoria Street and Warton Street, the latter remaining a voluntary one-way in, the former two-way but principally egress. The junction of Victoria Street with Preston Road has good sightlines and a right turning ghost island already exists. Waiting restrictions apply on Victoria Street between the hospital entrance and Preston Road, which protect visibility splays, and also on Preston Road on both sides of its junction with Victoria Street.

The existing egress onto Preston Road is to be closed to motorised vehicular traffic and available for pedestrians and cyclists only. Two other access points from Victoria Street along with one from the back alley off Trent Street are to be closed.

Trip rates identified are more than double the existing flows, with mornings predicted to be the busiest. The trip rates are considered to be appropriate and the traffic signals will remain in capacity and able to cope with the additional traffic.

There will be greater impact at the Victoria Street/Preston Road junction where, during the evening peak, there will be a considerable increase in traffic. This will be noticeable to local residents. However, the junction can cope with this capacity, particularly when the oncoming flow is platooned by the new traffic signals.

Parking

Parking has been an issue at the hospital for many years with the local roads being used by hospital workers. It is proposed to increase on-site spaces from 75 to 165. At 4 spaces per consulting/specialist/examination room in the LCC standards, the parking levels are acceptable and will hopefully reduce the need to park on street.

The applicant needs to increase disabled provision from 5% to 10%, cycle parking should also be levied at 10% and there should be 5% provision for motorcycle parking.

Spaces shown at the ends of rows may result in difficult manoeuvring and the 2 spaces shown by the old link to the Preston Road should be removed.

There is also a concern about service deliveries to the rear of the new block where turning space is restricted. This needs to be addressed.

The health port HGV is intended to access the site of an evening, but turning into the site is only physically available from East Beach. Somehow this must be identified in any permission granted.

Site Pedestrian and Cycle Routes

These must be clearly signed and laid out, as far as is possible with kerbing and use of colours etc. There is no clear pedestrian route from Victoria Street, and the link from Preston Road into the site should be restricted in some way to prevent motor vehicles

from using it. There must also be clear give way signs for cyclists exiting the site at this point and consideration needs to be given to how a cyclist rejoins Preston Road.

Off-site there are clear pedestrian routes.

Travel Plan

No comments as yet.

Planning Obligations

The PCC development is a major investment and every effort must be made to reduce reliance on the private car and to encourage patients to use more sustainable means of transport. The scale of the development creates a need to improve the transport network which can be achieved by investment in better public transport facilities. Based on the floorspace of the development, I would expect a contribution of £40,000 secured by S106 Agreement.

The majority of the patient base is expected to come from the west where existing surgeries are located. In order to encourage patients to use public transport, the route should have upgraded bus stops, in keeping with other infrastructure in Lytham. There are several stops along Clifton Street and Warton Street which would benefit from a re-fit, and additionally 2 on Preston Road. The money could be well used to improve the links between the town centre and the site, specifically upgrading the 4 nearest stops, 2 on Preston Road and 2 on Warton Street.

Conditions

Conditions are recommended to secure provision and surfacing of parking and servicing areas and to secure closure of redundant access points.

Works will also be necessary within the highway for which a separate consent will be required.

Environment Agency

Objects in the absence of a Flood Risk Assessment being submitted.

Consumer Wellbeing and Protection

No reply received at the time of writing this report.

United Utilities - Pylons, electric sub stations

No additional surface water to that arising from prior hospital use should be discharged into the combined sewer.

A water supply can be made available.

The development is adjacent to and over electric cables which should be protected at all times. The applicant should also consider them when proposing tree planting close by.

Streetscene Management - Drainage & Flood Defence

No objections and no knowledge of the site flooding.

Local Plans - Tree Officer

Definitive reply awaited.

Observations of Other Interested Parties

None received.

Neighbour Observations

Neighbours notified: 18 December 2006

Amended plans notified:

No. of Responses Received: One letter received making the following comments

Nature of comments made: the right turn out of Victoria Street onto Preston Road is often difficult as traffic is heavy and a long wait is often necessary. This will be exacerbated. It would be logical therefore for vehicles to turn left onto Victoria Street then either right and right into Lorne Street to the traffic lights or left into Trent Street then Warton Street, increasing traffic flows on quiet residential streets which would be unacceptable and dangerous. Would it be feasible therefore to install traffic lights or a mini roundabout at the Victoria Street/Preston Road junction?

Relevant Planning Policy

Joint Lancashire Structure Plan:

JS01	General Policy
JS02	Main Development Locations
JS07	Parking
JS24	Flood Risk

Fylde Borough Local Plan:

SP01	Development within settlements
TR01	Pedestrians
TR03	Cyclists
TR09	Car parking within new developments
TR10	Car park design
EP01	Built Environment
EP12	Conservation trees & woodland
EP14	Conservation trees & woodland
SH15	Small scale out of centre retail dev.
CF01	Provision of community facilities

Other Relevant Guidance:

PPS1: Delivering Sustainable Development
PPG13: Transport
PPS25: Development and Flood Risk

Site Constraints

TPO Tree Preservation Order

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The principle and detail of the replacement of Lytham Hospital by a PCC has already been established by the previous grant of planning permission, reference 06/0460, on 29 August 2006. The replacement has been committed and a developer, Primary Asset, appointed by the PCT to deliver the new facilities. The old hospital buildings have been vacated and demolition is now due to commence on 12 February 2007.

Primary Asset are now seeking permission for modifications to the original scheme, principally comprising minor changes to the dimensions and details of the building, the provision of a second

floor suite of accommodation, changes to the access arrangements at the site and the rationalisation of the main car park.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”.

The process of that determination is on the individual merits of the application which, save for the guidance in PPS25 regarding flood risk, relate to the application site alone rather than the possibility of any alternative one.

The key issues in the determination of the application are considered to be the criteria set out in Policy CF1 of the Fylde Borough Local Plan, As Altered October 2005. These reinforce the other relevant development plan policies, listed above, in terms of location, impact, design, access and drainage.

Firstly, taking the relevant policies in turn. The site is identified in the Fylde Borough Local Plan as a hospital, and contains no other land use allocations or designations. The presumption in such cases is that existing uses are intended to remain. Indeed, hospital use is the lawful use of the site for planning purposes.

The site accords with the generic locational policies for development identified in both the Joint Lancashire Structure Plan and the Fylde Borough Local Plan. It is also appropriately placed on the edge of the town centre and at a major road junction to benefit from a choice of means of travel, including foot, cycle and public transport.

As an existing hospital, the applicant’s ability to enhance pedestrian and cycle routes outwith the site is constrained. However, the new development on a significantly smaller building footprint affords the opportunity to significantly improve circulation space and facilities on site. Cycle stands form part of the application, and a covered motorcycle parking area will need to be provided. Outstanding details can be reasonably regulated by condition.

Moreover, the increased space on site, combined with rationalisation of the main car park, allows the provision of a considerably greater number of car parking spaces, a total of 165 compared to the 79 existing. Minor modifications both to quantum and layout have been requested by the Highway Authority, which the applicants’ agents are aware of. These are likely to be the subject of revised plans.

The proposed development now benefits from revised access arrangements which are intended to commute the current main egress onto Preston Road to pedestrian and cycle use only. The corollary is that the existing ingress and egress at Victoria Street will be more intensively used. Notwithstanding the comments made by neighbouring residents, the Highway Authority considers the revised arrangements to be acceptable.

As regards the Highway Authority’s request for a financial contribution for the upgrade of 4 bus stops close to the site, this has been put to the applicants and their response is awaited. Notwithstanding the merits of such a request, Members should be aware that the original planning permission contained no such provision.

The proposed development will not compromise any off-site environmental improvements and, more significantly, will, in its own right, afford the opportunity to considerably improve the environment at the site as part of the application. There may be some short term loss as certain trees the subject of TPOs are intended for removal, but the remainder will benefit in the longer term. In any event, their loss will be more than compensated for by the improved landscaping and surface treatments proposed, which can be appropriately regulated by planning conditions. The definitive comments of the

Council's Tree Officer are awaited and will be reported at the committee meeting.

The application includes on-site facilities for a pharmacy and newsagent/café. These facilities will be ancillary to the primary use of the site as a PCC. In that regard it is questionable whether Policy SH15 regarding small scale out of town retail is directly relevant. The consolation is that even if it did apply, it is considered that the PCC use here embodies special locational requirements and that there are obvious benefits to its customers and other users from the provision of these facilities on site. Perhaps more importantly, the PCC's customers would expect to find such facilities on site.

The site is located within a flood risk area with the expectation of a 1 in 200 year flooding event from the sea and a 1 in 100 year flooding event from rivers/surface water. The applicants' agents are aware of this from their prior work regarding the Boundary Road proposals. The Environment Agency has objected pending the submission of a Flood Risk Assessment (FRA), which the applicants have commissioned. Their consultants have worked closely with the Agency in its preparation and at the time of writing this report, the FRA was imminent. In connection with the previous permission on the site, the condition regarding finished floor levels had been discharged in consultation with the Agency. It is now anticipated that the finished floor levels will be heightened by a further 0.15m. Any issues arising from the FRA will be reported at the meeting. As regards drainage, the applicants have been asked to look at Sustainable Urban Drainage Systems and this matter can be appropriately regulated by a planning condition.

Before reverting to Policy CF1, it is considered important to reflect on other policies in the development plan, which may not be directly relevant to the development proposed but will undoubtedly have an impact on the demand for the facilities to be provided. These are essentially the raft of tourism, recreation and hotel policies which are key to the protection and enhancement of the Fylde coast as a primary holiday destination. The area will continue to attract large numbers of visitors and it should not be overlooked that increased visitor numbers will impose increased demands on existing and future service provision, including healthcare.

Policy CF1 of the Fylde Borough Local Plan relates to the provision of community facilities and contains five criteria, in summary:-

1. desired location within a settlement;
2. relationship to surrounding land uses and prejudice to residential amenity;
3. siting, design, landscaping and prejudice to visual amenities/character of the area;
4. access, parking, loading and manoeuvring facilities; and
5. foul and surface water drainage facilities.

Some of these criteria have already been rehearsed in the foregoing report under other relevant policies. The salient ones that have not are 2 and 3. Taking each in turn.

Relationship to Surrounding Land Uses and Prejudice to Residential Amenity

With the exception of office and religious uses on the opposite side of Preston Road, the site is surrounded by residential land uses. As an existing hospital, this close relationship with housing has been established over several decades. The existing site access arrangements have the benefit of taking most activity away from the immediate boundary to residential property, with the buildings effectively providing a visual and noise buffer. This will still be the case despite the changes proposed to the access. This general relationship will be further improved by the proposed siting of the new building and the reduction in height of the premises to two storeys. Within that context, issues of loss of privacy and overlooking to residents in Trent Street can be appropriately regulated by obscure glazing to first floor windows. It is considered that the location of the development is appropriate and that residential amenity will not be prejudiced.

Siting, Design, Landscaping and Prejudice to Visual Amenities/Character of the Area

Landscaping has been previously considered and the site has the considerable benefits of well established tree screens which are protected by tree preservation orders. These very much inform the character of the area, and any short term reduction in amenity from selective removal will be only transient. The character of the area can only be enhanced by the reduction in the overall scale and footprint of the proposed buildings on the site. In addition, whilst not forming part of this particular application, the agents' design and access statements make reference to the future enhancement of the facades of the existing three storey wing which will remain.

The proposed siting of the buildings is logical having regard to the existing juxtaposition of buildings on this and neighbouring sites and reflects the functionality of the new facilities.

The design of the building is inside-out, with the functions the facility is required to incorporate dictating the space, and hence the scale and massing of the proposal. The design has been client led. The footprint of the resultant building is much reduced from those existing on site, affording greater efficiencies not just in terms of building construction but also in terms of healthcare functions. The scale is perhaps more domestic than imposing public buildings, but the proposal is, after all, for a community facility. PPS1: Delivering Sustainable Development, urges local planning authorities not to impose its own design tastes or architectural styles, and to concentrate, in its design policies, on scale and massing. The building's scale and massing are considered to be acceptable. In addition, the building's design philosophy is founded on the principles for inclusive design and access set out in the government's advice for design and access statements.

At the micro level, the pallet of materials proposed for the development has evolved, with certain details and colours ultimately to be agreed with the local planning authority. The most significant change was the PCT's prior acknowledgement that the character of the area was red brick and slate. That said, the effect of a large construction in red brick alone is no more graphically demonstrated than by the three storey building which will remain on site. The current proposal bears no comparison, and its elevations, and thus its impact, will be broken down by contrasting materials along with the recesses and projections which punctuate the proposed building.

To conclude on this issue, it is considered that the siting and design of the proposal are acceptable and that the development will not prejudice the visual amenities or character of the area.

Other Matters

Finally, and inevitably on this type of project, there are certain areas where ongoing issues are being addressed and where modifications are in hand. These are already highlighted in the report. In addition, the applicants' agents are also considering some minor elevational changes regarding window sizes/positions as well as the provision of solar louvres to the rooflights. Where practical, the agents have been requested to produce revised plans prior to the committee meeting. In certain instances, subject to consideration of any further consultation and publicity, these matters may be appropriately regulated by planning condition. In either event, Members will be given an update on any such issues at the committee meeting.

Conclusions

The proposal accords with development plan policies and there are no material considerations arising which indicate that the application should be determined otherwise.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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. This consent relates to the application as amended by the revised plan[s] received by the Local Planning Authority on the ** February 2007.

To define the permission.

3. Before any development commences on the site, samples of the walling, roofing, door, window and solar louvre materials to be used in its construction shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such approval and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

To ensure a satisfactory external appearance for the completed development.

4. Before any development commences on the site, full plan, locational and elevational details of the following shall be submitted to and approved in writing by the local planning authority:-

- i) substation and switchgear enclosure;
- ii) bin store;
- iii) 2 no. covered cycle stands;
- iv) covered motorcycle parking area
- v) generator and fuel tank enclosure; and
- vi) solar louvres to the roof elevations.

The development shall be implemented in accordance with such approval and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

To ensure that full details of the proposed buildings, structures and equipment are submitted for consideration in the interests of a satisfactory external appearance for the completed development.

5. Before any development commences on the site, full details of the materials proposed for all surfaced areas, including any associated street furniture and directional signage, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and thereafter maintained in accordance with such approval unless otherwise agreed in writing with the local planning authority. Any subsequent repairs to surfaces shall be carried out using corresponding materials to those originally approved.

To ensure a satisfactory external appearance for the completed development.

6. 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 in writing by the local planning authority before any development is commenced on the site. 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 shall provide for the retention of the existing trees on site. 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 following completion of the development. 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.

7. 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.

8. Before the development hereby permitted is commenced measures shall be agreed with the local planning authority for the safeguarding and protection of existing trees from damage by development works, storage of materials and operation of machinery. The area within which trees are growing shall be adequately fenced off with chestnut paling or other similar fencing to the satisfaction of the local planning authority before any development is commenced, or material brought into the site. No vehicles shall pass into this area, no materials shall be stored there, no waste shall be tipped or allowed to run into the area, no fires shall be lit and no physical damage to bark or branches shall be allowed. Any pruning or other treatment to trees shall be competently carried out only after agreement with the local planning authority.

To safeguard the protected trees in the interests of the visual amenities of the neighbourhood.

9. Details of any screen walls, fences or railings to be erected on the site shall be submitted to and approved in writing by the local planning authority before any such development is carried out. The development shall be implemented and thereafter maintained in accordance with such approval unless otherwise agreed in writing with the local planning authority.

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

10. All the windows shown to the western elevation of the first floor of the western wing of the proposed Primary Care Centre, along with the window in the northern elevation of the end

consulting room, and the window in the southern elevation of the end examination room, shall be glazed only with obscure glass and thereafter retained as such.

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

11. The car parking, servicing and healthport hardstanding areas as indicated on the approved plan shall be constructed, drained, surfaced and laid out concurrently with the remainder of the development, shall be made available for use prior to the first occupation of the Primary Care Centre and shall thereafter be retained at all times.

To ensure that appropriate off-street parking and servicing facilities are retained in accordance with the Council's adopted standards.

12. Before the proposed Primary Care Centre is occupied, the existing westernmost two access points from Victoria Street and the access from the back alley to Trent Street shall be physically and permanently closed off and, in the case of the former, the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with Lancashire County Council's 'Specification for Construction of Estate Roads'.

In the interests of highway safety and to maintain the proper construction of the highway.

13. The pharmacy, newsagent and cafe facilities shown on the approved plans shall at all times remain ancillary to the primary Class D1 use on the site and no permission for any independent Class A1 Retail or Class A3 Restaurants and Cafes uses is hereby conveyed or conferred.

To define the permission and to maintain planning control.

14. At least twenty one days in advance of the commencement of development on the site, written notice of such commencement shall be served on the local planning authority at the Town Hall, Lytham St Annes, Lancashire FY8 ILW, addressed to the Development Control Manager.

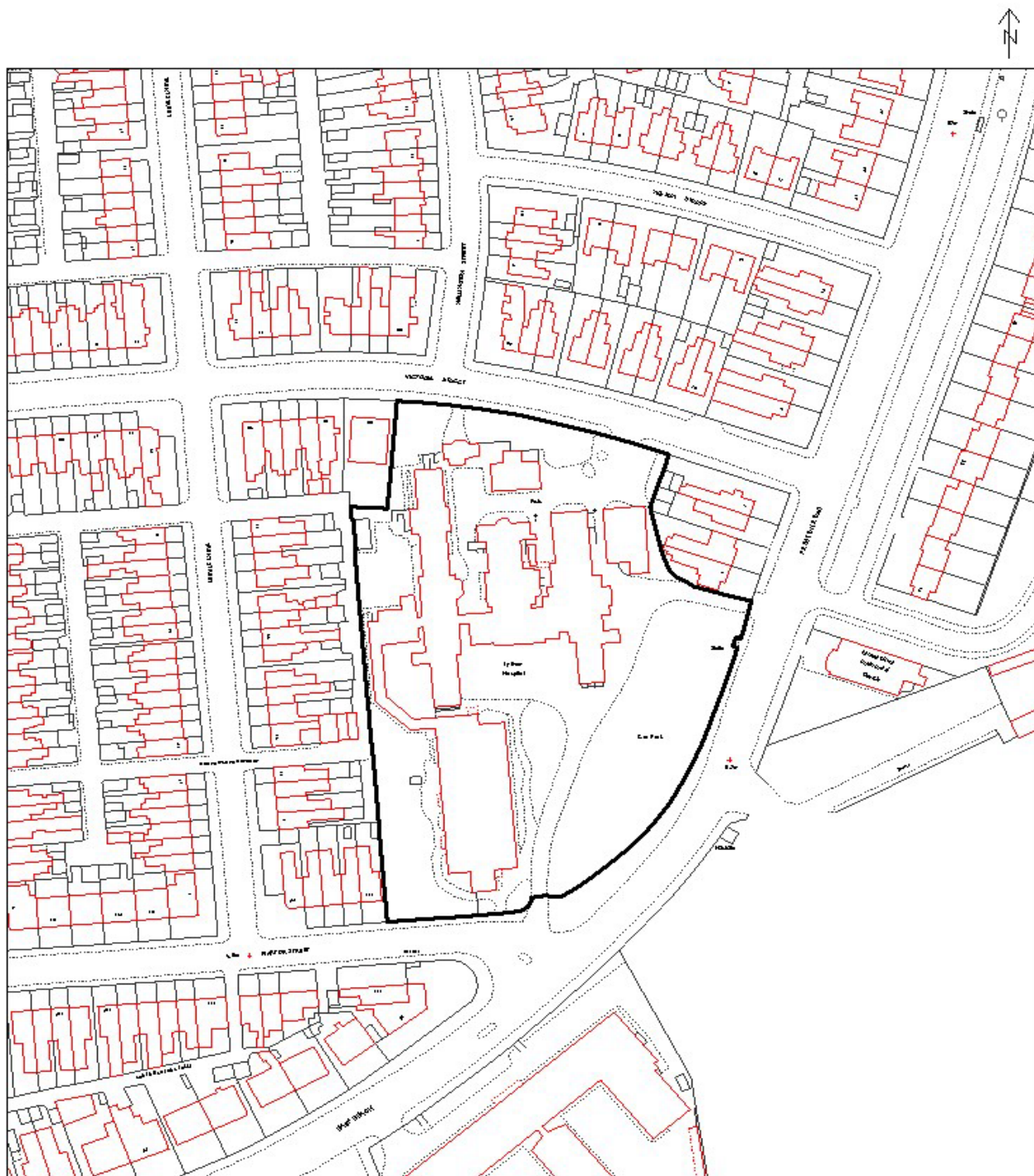
To ensure that the commencement date is recorded and that any conditions precedent are satisfied.

15. Before any development commences on the site, details of the finished floor levels of the proposed Primary Care Centre above Ordnance Datum (AOD) shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such approval and thereafter maintained as such.

To safeguard the development from the potential risk of flooding.

16. Before any development commences on site, details of the means of surface water drainage therefrom, incorporating Sustainable Urban Drainage Systems (SUDS) as appropriate, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such approval and thereafter retained as such.

To ensure the provision and retention of a satisfactory drainage scheme.



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Application No. 5/06/1183	Address Lytham Hospital Warton Street, Lytham	Grid Ref. E.3376 : N.4273	Scale N.T.S.	Item No.

Item Number: 5 Committee Date: 21/02/2007

Application Reference: 06/1189		Type of Application: Full Planning Permission	
Applicant: WHARFEDALE EXTRA CARE LTD		Agent : CLA	
Location: CROSSACRES, Highbury Road East, St Annes, Lytham St Annes			
Proposal: RESUBMISSION OF APPLICATION 05/535 FOR 59 EXTRA CARE APARTMENTS (1-2 BED) WITH ASSOCIATED COMMUNAL FACILITIES.			
Parish: St Leonards		Area Team: Area Team 2	
Weeks on Hand: 9		Case Officer: Helen Hockenhull	
Reason for Delay: N/A			

Summary of Recommended Decision: Approve Subject to completion of Section 106

Summary of Officer Recommendation

This application forms a resubmission of a previously approved application Ref 05/0535, for the erection of 59 extra care apartments. Officers have established that the scheme is designed to meet the special needs of vulnerable sections of the community, namely the 'frail elderly' and therefore the scheme continues to form one of the exceptions to Policy HL1. The application is therefore recommended for approval, subject to a Section 106 agreement in respect of the occupation of the units and a contribution of £20,000 towards public transport improvements.

Reason for Reporting to Committee

This proposal forms a major development and does not therefore fall within the scheme of delegation.

Site Description and Location

The site is the former Lancashire County Council care home known as 'Crossacres', and is located on the corner of Highbury Road East and Frobisher Drive. The site also abuts the Old Links Golf Course.

Details of Proposal

This application forms a resubmission of a previously approved application ref 05/0535. This earlier approval imposed a number of pre conditions which were required to be met before development commenced on site. However these conditions were not complied with before commencement and thus the development as a whole is now unauthorised. A new planning application is therefore required to resolve the situation.

The proposal replaces the now demolished two storey Crossacres building, with that of a building ranging between 2 and 3 storey. The main parts of the building fronting both Highbury Road and Frobisher Drive will be 2 and 2 1/2 storey, raising to 3 storey in the centre of the site, and reducing

down to 2 storey where it faces the rear of the properties on Ramsey Place.

The building is a mix of modern contemporary, but with traditional elements and constructed in brick with a grey tiled roof. The footprint of the building would be of a 'H' shape configuration.

As previously submitted, the proposal is to create 59 'extra care' apartments (1 and 2 bedroom), with associated facilities. The units would be completely self-contained and would be solely for persons which meet the 'frail and elderly' criteria as required by Policy HL1 of the Local Plan.

Relevant Planning History

Application No.	Development	Decision	Date
05/0535	59 EXTRA CARE APARTMENTS (1&2 BEDROOM) WITH ASSOCIATED COMMUNAL FACILITIES	Approved with 106 Agreement	07/03/2006
03/0626	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT	Withdrawn by Applicant	17/12/2003

Relevant Planning Appeals History

None.

Parish Council Observations

None received at time of writing report, any received will be reported at the meeting.

Statutory Consultees

County PLanning Authority

There are many similarities regarding highway matters between this application and 05/0535. Parking provision remains the same and is acceptable. Servicing is usable and adequate. Details at the Frobisher Drive access include setting back the fence to achieve a 2.4m by 70m sightline to the south, as previously requested. Raises concern that the sightline at the junction of Frobisher Drive and Highbury Road East must be maintained. Planted areas if allowed to grow over one metre in height would obstruct the sightline to the west. The landscaping scheme should take account of this. The contribution to sustainable transport and quality bus stops of 20k secured by a S.106 agreement is acceptable.

United Utilities - Pylons, electric sub stations

No comments received

Blackpool Airport

No objection provided that any cranes used during construction are notified to the airport.

National Air Traffic Services

No objections

Local Plans Section

It is considered that the proposal would be acceptable in principle, provided that it meets an identified need for special needs housing. It is recommended that a legal agreement be entered in to which restricts occupancy of the apartments exclusively to persons which meet the 'frail and elderly' criteria as required by Policy HL1 of the adopted local plan.

The Built Environment Unit - Housing

No comments received

County Planning Officer

Understands the previous application 05/535 was approved for 59 apartments. Given that this current proposal does not increase the number of proposed dwellings, does not consider that the proposal raises issues of strategic significance.

Observations of Other Interested Parties

Lytham St Annes Civic Society -

Comments that there is a great need for landscaping here. The monolithic elevations to the Golf Course and to Frobisher Drive need to be broken up and softened by trees and shrubs.

Neighbour Observations

Neighbours notified: 02 January 2007. Site Notice erected.

Amended plans notified:

No. Of Responses Received: None

Relevant Planning Policy

Joint Lancashire Structure Plan:

JS01	General Policy
JS02	Main Development Locations
JS12	Housing Provision

Fylde Borough Local Plan:

SP01	Development within settlements
HL01	New residential development
HL02	Development control criteria for new housing proposals

Other Relevant Policy:

PPS1: Delivering Sustainable Development

Site Constraints

The site is within the urban area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

This application forms a resubmission of a previously approved development of 59 extra care apartments, Ref 05/0535, on the site of the former Crossacres Lancashire County Council care home. As has already been explained, the previous approval required a number of pre conditions to be met before the development commenced on site. These have however not been complied with before work started. As a result the development as a whole is unauthorised and a new planning permission is required to regularise the situation.

The principle of the development of 59 extra care homes on the site has been established by the previous approval. The applicant has confirmed that, in line with the previous application, the occupation of the units would be restricted to the 'frail elderly', subject to the same occupation criteria

as previously agreed and also that the minimum age of occupation would be 60. On this basis, Officers are satisfied that the proposal meets the requirements of Local Plan Policy HL1, in that it meets the needs of vulnerable sectors of the community. Again a Section 106 Agreement would be entered into to restrict the occupancy of the development.

The building proposed has the same siting as the previous submission and is of a very similar modern contemporary design. It has an 'H' shaped configuration ranging between two and three storey, with the 3 storey element being centrally located in the site. The building is to be constructed of red brick, with projecting bays with a rendered finish. The projecting elements would be of a flat roof design, projecting above eaves level, and at some points, extending the glazed elements above. A variety of dormers are proposed with large areas of glazing. The current application proposes some minor alterations to the internal layout and minor elevational changes including changing a window to a door on the northern elevation facing the car park, the addition of a dormer on the western elevation facing the golf course and rooflights to the southern elevation. These minor alterations are considered to be acceptable.

Car parking is provided on site for 20 cars and includes 10% disabled provision. As previously agreed, a developer contribution of £20,000 is required in order to improve public transport infrastructure.

The application includes full details of landscaping and hard surface treatment, materials, boundary walls and fences. These matters were previously the subject of conditions but as the development has commenced, form part of this submission. It is proposed that the building be set in a grassed landscaped frontage with feature planted beds and a pedestrian path leading to other accesses to the building. A low 0.45 metre high timber post and rail fence on the site boundary with Frobisher Drive and Highbury Road East is proposed. On the site boundary with the golf course, 1.2 metre high railings are included in the scheme. The landscaping and boundary treatments are considered to be acceptable. LCC Highways have commented on the importance for planted areas within the sightline to be kept below 1 metre in height to maintain visibility. This forms a maintenance issue for the site owner.

Conclusions

The proposal forms a re submission of a scheme for 59 Extra Care Apartments approved in March 2006, Ref 05/0535. The principle of the development on this site has therefore already been established, and the scheme continues to meet the criteria of Local Plan Policy HL1, in that it provides special needs residential accommodation. The building itself, in terms of design, layout and materials, is very little changed from that originally approved. Subject to the applicant entering into a Section 106 agreement to restrict the occupancy of the units, the application is recommended for approval.

Recommendation

That subject to the completion of a Section 106 agreement regulating the occupancy of the proposed units and the payment of a commuted sum towards public transport infrastructure, planning permission be GRANTED subject to the following conditions:

1. The car parking [and unloading and loading] area 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 occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site, their visitors or delivery / collection vehicles.

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

2. The building[s] shall not be occupied until a means of vehicle access has been constructed in accordance with the approved plans.

To secure a satisfactory 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. The proposed window[s] shown coloured blue on the approved plan shall be glazed with obscure glass in accordance with the approved details and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

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

5. The fencing and boundary treatments , as shown on Dwg No 04-088-190A, shall be erected before the development hereby approved becomes occupied and shall thereafter be retained in their approved form unless express consent is otherwise granted by the local planning authority.

To secure a satisfactory standard of development.



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Application No. 5/06/1189	Address Crossacres Highbury Road E, St Annes	Grid Ref. E.3319 : N.4300	Scale N.T.S.	Item No.

Item Number: 6 Committee Date: 21/02/2007

Application Reference:	06/1190	Type of Application:	Full Planning Permission
Applicant:	Mr D Brooks	Agent :	N B Design and Build
Location:	163 INNER PROMENADE, LYTHAM ST ANNES, LYTHAM ST ANNES, FY8 1		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF NEW DETACHED HOUSE AND GARAGE		
Parish:	Fairhaven	Area Team:	Area Team 2
Weeks on Hand:	6	Case Officer:	Ruth Thow
Reason for Delay:	N/A		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

It is considered that the proposal for a replacement dwelling on the site satisfies the criteria of policies SP1, HL1 and HL2 of the Fylde Borough Local Plan, as altered (October 2005) and is accordingly recommended for approval by Members.

Reason for Reporting to Committee

This application is on the agenda as St. Anne's On the Sea Town Council's views are contrary to officer recommendation.

Site Description and Location

The application site is a plot on the corner of Denford Avenue and Inner Promenade, formerly addressed as Denford Avenue but now 163 Inner Promenade. The site currently has a detached hipped roof dormer bungalow on site. The area is characterized by a mix of large two storey properties and flat developments, it is within the area designated as urban on the Fylde Borough Local Plan, as altered (October 2005).

Details of Proposal

This application proposes a replacement dwelling arranged over two floors with further rooms in the roof space . The overall measurements of the dwelling would be 13 metres (at the widest point) by 13.8 metres long, to an overall height of 8.8 metres, it is intended to be constructed in traditional materials of brick and stone feature lintels and cills with a grey slate roof.

Relevant Planning History

Application No.	Development	Decision	Date
06/0546	DEMOLITION OF EXISTING DORMER	Granted	01/02/2007

	BUNGALOW AND DETACHED GARAGE AND ERECTION OF REPLACEMENT DWELLING AND ATTACHED DOUBLE GARAGE AND NEW ACCESS TO INNER PROMENADE.		
05/0991	RESUBMISSION OF APPLICATION 05/826 FOR ALTERATIONS AND EXTENSIONS AND WIDER CROSSING TO DENFORD ROAD	Granted	12/01/2006
05/0826	ALTERATIONS AND EXTENSIONS, PLUS WIDER CROSSING TO DENFORD AVENUE.	Withdrawn by Applicant	23/09/2005

Relevant Planning Appeals History

None.

Parish Council Observations

St Anne's on the Sea Parish Council notified on 12 January 2007

Summary of Response

"The Town Council wish to object to this proposal. We note that the design has been modified but we confirm our recent observation that the design is out of keeping with the location and is offensive to the street scene".

Statutory Consultees

County Highway Authority

The site layout plan lacks detail. It does not for example state the height of the front wall.

Access details ie, the entrance position on Clifton Drive and the gate remain similar, but there does not appear to be a turning area at the front of the property. The turning head is at the rear and this could easily be blocked, leaving vehicles to reverse onto Clifton Drive.

I attach a copy of my initial response to application no. 06/546 which stipulates wall height and structured crossings etc. The access position has already been agreed.

The above facts must be taken into consideration plus a turning area at the front of the property.

Internal Design Panel

Amendments suggested through the Council's Design Panel. - (Amendments incorporated into applicant's revised plans of 31st January 2007.)

Observations of Other Interested Parties

"The re-configuration of the site, with an access drive from Inner Promenade creates a long unwanted (?) which will dominate the site. We would recommend the retention of the existing driveway. A pedestrian access from Inner Promenade would suffice. The new footprint does not enhance the site, or mark the corner.

Neighbour Observations

Neighbours notified: 12 January 2007

Amended plans notified: N/A

No. Of Responses Received: None

Relevant Planning Policy

Joint Lancashire Structure Plan:

Policy 2: Development in urban areas

Policy 12: Housing

Fylde Borough Local Plan:

SP01 Development within settlements

HL01 New residential development

HL02 Development control criteria for new housing proposals

Other Relevant Policy:

PPS1: Delivering Sustainable Development

PPG3: Housing

Site Constraints

The site is within the urban area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The proposed replacement dwelling is located in an area designated as urban on the Fylde Borough Local Plan, as altered (October 2005) as such, the application is to be considered against the criteria set out in policies SP1, HL1 and HL2 of that plan.

Policy SP1 seeks to limit development to the main settlement areas, in this instance the proposed development is within the settlement of Lytham St. Annes and therefore, complies with this policy.

Policy HL1 seeks to restrict new residential development in times of over-supply. However, criterion 6 of the policy acknowledges that replacement dwellings do not add to the housing supply. As such, this proposal for a replacement dwelling is in accordance with the provisions of that policy and is therefore, acceptable in principle.

In considering the proposal against Policy HL2 the policy states that housing will only be permitted where the development is acceptable in principle, the other main issues to consider in determining the application are, that the development would be in character with the locality in terms of scale, space, materials and design, impact on neighbour amenity and highway safety.

Committee will recall that an application for a replacement dwelling, on this site, was on the agenda for the meeting on 31st January 2007 and approved by Members. The proposal before Committee today has been submitted by a different applicant and proposes a replacement dwelling very similar in style to the previous application, albeit on a smaller, more compact scale. The size has been reduced by 2.7 metres in overall length, 2 metres in width and the ridge height has been brought down by 1.7 metres. The applicant has sought to replicate the architectural features illustrated on the previous application to include a corner turret design and projecting bays to the elevations to Inner Promenade and Denford Avenue. This design replicates the features of surrounding properties and others close by in Lytham St. Annes. The plans illustrate a strong traditional style of property, arranged over two and half floors of accommodation, with good articulated form, in terms of projecting bays and its corner tower feature. The proposed property would be in keeping with the character of the area

As with the previous application, the Town Council are objecting to this corner feature. This design replicates many others in the vicinity, such as the corner of St. Pauls Avenue/Inner Promenade, two streets along from the application site and others at corner of Fairhaven Road/Clifton Drive South and corner of Victoria Road/ Clifton Drive South, all occupying prominent corner plots, in the vicinity of the application site.

There have been no letters received from neighbours, the adjacent property on Inner Promenade is a recently built flat complex, currently unoccupied, with the exception of two windows, all others along the boundary with the application site are obscure glazed, given the position of the proposed windows on this side boundary, there would be no loss of privacy or overlooking to any future occupiers of the flats as a result of the proposal. The redevelopment includes a detached garage up to the boundary with no. 16 Denford Avenue, any views from the rear, ground floor lounge would be screened by this garage or otherwise would be of the front elevation and open street views. There is the potential for overlooking from bedroom 4/ensuite and the main bathroom and as no boundary treatment has been shown, the removal of the existing garage, which currently forms the boundary wall could result in overlooking from the ground floor study room, this potential for overlooking could be overcome with obscure glazing. The replacement dwelling would not result in any other loss of amenity or loss of privacy to any occupiers of adjoining properties.

The application also includes the introduction of an access from Inner Promenade, the County Surveyor initially raised objections on highway safety to lack of a turning area at the front of the property. Revised plans have been submitted (see 31st January 2007 plan) to incorporate the setting out of a turning area to the front elevation. All other car parking and access arrangements remain as existing.

Conclusions

It is considered that the replacement dwelling satisfies the criteria of Policies SP1, HL1 and HL2 in terms of principle and its impact on the locality of area and would not unduly impinge upon the amenity of occupiers of neighbours properties.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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. This consent relates to the revised plan[s] received by the Local Planning Authority on the 31 January 2007.

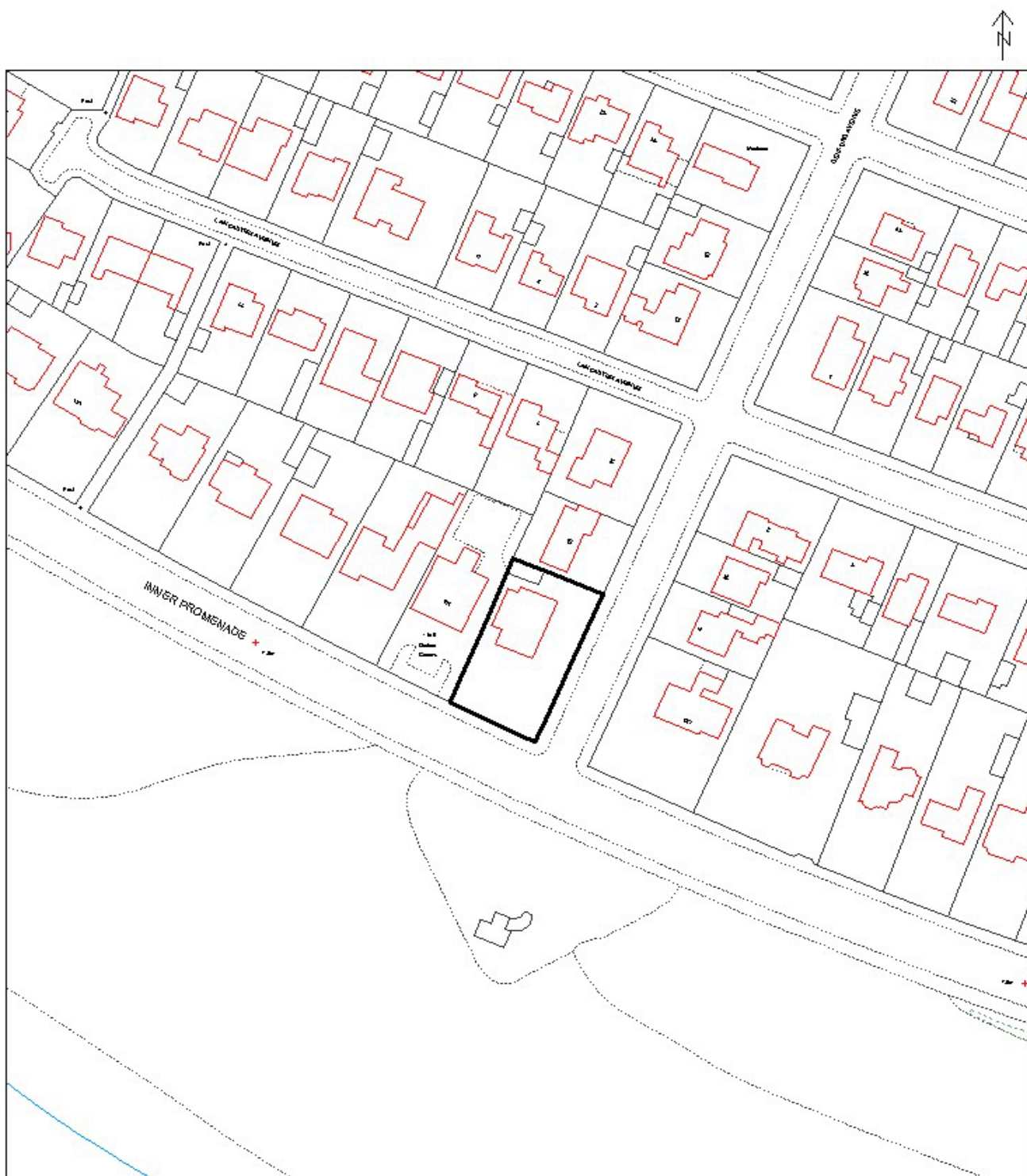
For the avoidance of doubt and as agreed with the applicant / agent.

3. Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], 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.

4. The proposed window(s) shown coloured GREEN on the approved plan shall be obscurely glazed and of a type that are either fixed or do not fully open inwards or outwards. The exact form and design of window shall be agreed with the Local Planning Authority prior to the commencement of built development on site and after insertion only the agreed type of window(s) shall be subsequently refitted as a repair or replacement.

To safeguard the amenities of the occupants of adjacent residential properties.



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Application No. 5/06/1190	Address 163 Inner Promenade St Annes	Grid Ref. E.3329 : N.4277	Scale N.T.S.	Item No.

Item Number: 7 Committee Date: 21/02/2007

Application Reference: 07/0005		Type of Application:	Full Planning Permission
Applicant:	Mr Paul Bell	Agent :	Leith Planning Ltd
Location:	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES		
Proposal:	LISTED BUILDING CONSENT FOR RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.		
Parish:	Clifton	Area Team:	Area Team 1
Weeks on Hand:	7	Case Officer:	Mr M Atherton
Reason for Delay:	N/A		

Summary of Recommended Decision: Refuse

Summary of Officer Recommendation

The proposal is an amendment to a previously approved scheme for listed building consent. It is considered that the revised scheme, through alterations to the sale and addition of dormers/gable features would have a detrimental impact on the character and setting of the listed building and the townscape of the Conservation Area

Reason for Reporting to Committee

Councillor Thompson has requested that the applications at this site be considered by the Planning Committee

Site Description and Location

The application property is a Grade 2 Listed Building overlooking Pickles Playing Fields (now YMCA), within the Lytham Town Centre Conservation Area. The main building is 3 storey and contains 8 self contained apartments, which are all unoccupied. There are 3 no. outbuildings within the rear yard including the former boiler house and gardens to the front and side. Two gates are situated on the rear boundary, which facilitate vehicular access. Seafield Road is characterised by substantial buildings of the Victorian era, some in use as dwellings although many have been converted into flats. To the rear is Swainson Street, which is in effect a rear access road but having a number of dwellings of varying character situated along its length.

Details of Proposal

See also the report relating to planning application number 07/0006 at the same address which is also on this agenda for consideration.

The main listed building, Seafield House, would be converted from eight to five apartments. Three

new build dwellings would be constructed in one block to the rear of the main house and linked by ground and first floor living accommodation to the main building.

The alterations to the main building comprise:

- Increase in height from 4.7m to 7m of outriggers to both side elevations, in order to form additional living accommodation, with a terrace above. Each wall would be raised in height and designed with a render finish and stone copings.
- 2 no. outriggers on the rear (east) elevation to be demolished and a double garage extension built. A parapet wall will also be increased in height on this elevation and a kitchen extension formed at the second floor level.
- A greenhouse would be removed on the southern elevation and a private garden formed to apartment number 2

The new 3 storey annexe would be 19.8m long x a max width of 12.8 x 10.2m high to the ridge of a pitched roof. It incorporates a front gable which is glazed at second floor level and provides a roof terrace. The annexe also incorporates a rear gable, 2 no. dormer windows to each of the front and rear elevations and a finial. The link to the main dwelling would have a pitched roof to a height of 8 metres.

A total of 17 car spaces provided. 4 no. car spaces provided within the existing garage, contained within the basement of the main building, 5 no. car spaces would be marked out on existing hardstanding on the north elevation, 2 more spaces would be included within a garage extension to the main building. A car port containing a further 6 spaces would be constructed in the grounds towards the southern boundary.

The principal internal feature of interest is the balustrade to the central staircase and this will be unaltered.

The Design Statement submitted with the application indicates that the proposal "would encompass repairs and restoration to the main building, thus enhancing the external appearance of the building." However, the submitted plans do not indicate what other alterations would be implemented, aside from those highlighted above.

A supporting statement has been received from Agent which deals with planning & listed building matters, and states "it is considered that the retention of the front elevation (virtually unchanged), retention of the grounds fronting Seafeld Road and limited changes to other elevations preserve the architectural heritage of the building. The internal changes and associated development represent the optimum viable use compatible with the fabric, interior (which has previously been altered significantly from the original) and setting of the building. In many ways the current proposal represents an improvement from that previously approved in that the amount of change is less while incorporating all of the benefits of restoration."

Relevant Planning History

Application No.	Development	Decision	Date
05/0261	RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 TOWN HOUSES AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	Granted	22/04/2005
05/0262	LISTED BUILDING CONSENT FOR	Granted	22/04/2005

	RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 TOWN HOUSES AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	
04/0517	LISTED BUILDING CONSENT FOR ERECTION OF ALUMINIUM FRAMED GREENHOUSE ADJOINING REAR ELEVATION	Withdrawn by 28/06/2004 Applicant
01/0617	LISTED BUILDING CONSENT TO RECOVER ROOF AND REPAIR/REPLACE LEADWORK WHERE NECESSARY	Returned 21/01/2002 Invalid Application

Relevant Planning Appeals History

None.

Parish Council Observations

N/A

Statutory Consultees

County Highway Authority

Amenable to the application on highway grounds assuming the parking levels are acceptable. I am expecting 2 spaces per dwelling. The access to Swainson Street is to be relocated as part of the application. Any new gates must open away from the highway. Visibility at the access is not good and I would prefer to see it improved but I suspect the planning reasons will override this request.

English Heritage

Our staff have considered the information received and we do not wish to offer any comments on this occasion. The applications should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Observations of Other Interested Parties

Design Panel

Concern re: altered design and the resulting visual dominance in this important setting, particularly the front gable, dormer windows and general window design.

County Archaeologist

The proposed refurbishment works will have an impact on the historical character and appearance of the buildings and may result in the loss of some historic fabric. The buildings should be recorded prior to any conversion works being carried out and a condition requiring this should be imposed.

Neighbour Observations

Neighbours notified: 17 letters sent 02 January 2007

Amended plans notified:

No. Of Responses Received: None

Relevant Planning Policy

Joint Lancashire Structure Plan:

Policy 21 - Natural & Man Made Heritage

Fylde Borough Local Plan:

EP3 - Conservation Areas

EP4 - Listed Buildings

Other Relevant Policy:

PPG15 - Planning & The Historic Environment

Site Constraints

Within urban area

Within Conservation area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The proposal differs from that previously approved by way of application number 05/0261. The principal changes amount to:

Main building:

1. Increase in height of outriggers to either side of building, in order to form roof terraces.
2. Basement garaging retained.
3. Rear extension modified
4. Internal layouts amended

Annexe:

1. Removal of basement car parking.
2. Creation of 3 storey annexe with rooms in roof
3. Introduction of gables to both elevations of annexe including glazed feature and decking.
4. Introduction of dormer windows.
5. Altered fenestration style and pattern

It is accepted that the building is in need of sympathetic restoration and that it is currently suffering neglect, primarily due to the fact that it lies vacant.

However, the proposed alterations to the annexe are considered to be out of keeping with the character and appearance of Seafeld House. In particular, the proposed gables, glazing feature, decking, dormer windows and style and pattern of fenestration are of an inappropriate design and will have a detrimental impact upon the character and appearance of the building and its setting. The proposed extension and alterations have been considered against the special features of interest in Seafeld House and the proposals are considered to be out of keeping with the prevailing design of the main building. Consequently, the proposal is contrary to policy EP3 of the FBLP as it does not fully respect the special elements of Seafeld House and its character in general.

As a result of the altered design, with imposing features such as the gables and dormer windows within the roof, the proposed annexe would appear more visually dominant than the previously approved scheme. It would compete visually with Seafeld House and would detract from its overall

appearance. As a result, the alterations to the annexe would be contrary to policy EP3 of the FBLP as they would have a detrimental impact on the setting of the listed building.

The proposed annexe would be prominent from within Swainson Street and from neighbouring dwellings. Some long distance views would also be afforded of the proposed annexe from West Beach. Overall, it is considered that the proposal makes a negative contribution and fails to enhance the overall character of the Conservation Area. The additions do not respect the townscape or the character of surrounding buildings, which are of a significantly different design from that proposed. The proposal does not respect views into the site from outside and is therefore contrary to policy EP4 of the FBLP.

Conclusions

The proposed alterations will have a detrimental impact upon the architectural character of Seafield House and the proposed development would prejudice its setting.

Recommendation

That Listed Building Consent be REFUSED for the following reasons:

1. The design of the annexe is out of keeping with the character and appearance of Seafield House. In particular, the proposed gables, glazing feature and decking at roof level, dormer windows and style and pattern of fenestration are of an inappropriate design and will have a detrimental impact upon the character and appearance of the building and its setting. The proposed extension and alterations have been considered against the special features of interest in Seafield House and the proposals are out of keeping with the prevailing design of the main building. Consequently, the proposal is contrary to policy EP3 of the Fylde Borough Local Plan (as altered October 2005) as it does not fully respect the special elements of Seafield House and its character in general.
2. As a result of the altered design, with imposing features such as the gables and dormer windows within the roof, the proposed annexe would not appear as a subservient element to the main dwelling. As such it would compete visually with Seafield House and would detract from its overall appearance. As a result, the alterations to the annexe would be contrary to policy EP3 of the Fylde Borough Local Plan (as altered October 2005) as they would have a detrimental impact on the setting of the listed building.
3. The proposed annexe would be prominent from within Swainson Street and from neighbouring dwellings. Some long distance views would also be afforded of the proposed annexe from West Beach. The proposal would make a negative contribution and fail to enhance the overall character of the Conservation Area. It would not respect the townscape or the character of surrounding buildings, which are of a significantly different design from that proposed. The proposal does not respect views into the site from outside and is therefore contrary to policy EP4 of the Fylde Borough Local Plan (as altered October 2005).

Item Number: 8 Committee Date: 21/02/2007

Application Reference:	07/0006	Type of Application:	Full Planning Permission
Applicant:	Mr Paul Bell	Agent :	Leith Planning Ltd
Location:	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES		
Proposal:	RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.		
Parish:	Clifton	Area Team:	Area Team 1
Weeks on Hand:	7	Case Officer:	Mr M Atherton
Reason for Delay:	N/A		

Summary of Recommended Decision: Refuse

Summary of Officer Recommendation

The proposal is an amendment to a previously approved scheme. It is considered that the revised scheme, through alterations to the sale and addition of dormers/gable features would have a detrimental impact on the character and setting of the listed building and the townscape of the Conservation Area

Reason for Reporting to Committee

Councillor Thompson has requested the applications be considered by Planning Committee.

Site Description and Location

The application property is a Grade 2 Listed Building overlooking Pickles Playing Fields (now YMCA), within the Lytham Town Centre Conservation Area. The main building is 3 storey, incorporating a basement and comprises 8 no. self contained apartments, which are all currently unoccupied. There are 3 no. outbuildings within the rear yard including the former boiler house and there are gardens to the front and side. Two gates are situated on the rear boundary, which facilitate vehicular access. Seafield Road is characterised by substantial buildings of the Victorian era, some in use as dwellings although many have been converted into flats. To the rear is Swainson Street, which is in effect a rear access road but having a number of dwellings of varying character situated along its length.

Details of Proposal

See also application number 07/0005 for Listed Building Consent at the same address.

The main listed building, Seafield House, would be converted from eight to five apartments. Three new build dwellings would be constructed in one block to the rear of the main house and linked by

ground and first floor living accommodation to the main building.

The alterations to the main building comprise:

- Increase in height from 4.7m to 7m of outriggers to both side elevations, in order to form additional living accommodation, with a terrace above. Each wall would be raised in height and designed with a render finish and stone copings.
- 2 no. outriggers on the rear (east) elevation to be demolished and a double garage extension built. A parapet wall will also be increased in height on this elevation and a kitchen extension formed at the second floor level.
- A greenhouse would be removed on the southern elevation and a private garden formed to apartment number 2

The new 3 storey annexe would be 19.8m long x a max width of 12.8 x 10.2m high to the ridge of a pitched roof. It incorporates a front gable which is glazed at second floor level and provides a roof terrace. The proposed annexe also incorporates a rear gable, 2 no. dormer windows to each of the front and rear elevations and a finial. The link to the main dwelling would have a pitched roof to a ridge height of 8 metres.

A total of 17 no. car parking spaces would be provided. 4 no. spaces would be within the existing garage, contained within the basement of the main building, 5 no. spaces would be marked out on existing hardstanding on the north elevation, 2 more spaces would be included within a garage extension to the main building. A car port containing a further 6 spaces would be constructed in the grounds towards the southern boundary.

The principal internal features of interest are the balusters to the central staircase and these will be unaltered.

The Design Statement submitted with the application indicates that the proposal, "would encompass repairs and restoration to the main building, thus enhancing the external appearance of the building." However, the submitted plans do not indicate what other alterations would be implemented, aside from those highlighted above.

A supporting statement has been received from Agent which deals with planning & listed building matters, and states "it is considered that the retention of the front elevation (virtually unchanged), retention of the grounds fronting Seafeld Road and limited changes to other elevations preserve the architectural heritage of the building. The internal changes and associated development represent the optimum viable use compatible with the fabric, interior (which has previously been altered significantly from the original) and setting of the building. In many ways the current proposal represents an improvement from that previously approved in that the amount of change is less while incorporating all of the benefits of restoration."

There would be no increase in dwelling numbers as part of the proposal.

Relevant Planning History

Application No.	Development	Decision	Date
05/0261	RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 TOWN HOUSES AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	Granted	22/04/2005

05/0262	LISTED BUILDING CONSENT FOR RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 TOWN HOUSES AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.	Granted	22/04/2005
04/0517	LISTED BUILDING CONSENT FOR ERECTION OF ALUMINIUM FRAMED GREENHOUSE ADJOINING REAR ELEVATION	Withdrawn by Applicant	28/06/2004
01/0617	LISTED BUILDING CONSENT TO RECOVER ROOF AND REPAIR/REPLACE LEADWORK WHERE NECESSARY	Returned Invalid Application	21/01/2002

Relevant Planning Appeals History

None.

Parish Council Observations

N/A

Statutory Consultees

County Highways

Amenable to the application on highway grounds assuming the parking levels are acceptable. I am expecting 2 spaces per dwelling. The access to Swainson Street is to be relocated as part of the application. Any new gates must open away from the highway. Visibility at the access is not good and I would prefer to see it improved but I suspect the planning reasons will override this request.

English Heritage

Our staff have considered the information received and we do not wish to offer any comments on this occasion. The applications should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Observations of Other Interested Parties

Design Panel

Concern re: altered design and the resulting visual dominance in this important setting, particularly the front gable, dormer windows and general window design.

County Archaeologist

The proposed refurbishment works will have an impact on the historical character and appearance of the buildings and may result in the loss of some historic fabric. The buildings should be recorded prior to any conversion works being carried out and a condition requiring this should be imposed.

Neighbour Observations

Neighbours notified: 17 letters sent 2nd January 2007

Amended plans notified:

No. Of Responses Received: None

Relevant Planning Policy

Joint Lancashire Structure Plan:

- Policy 1 - General Policy
- Policy 2 - Main Development Locations
- Policy 21 - Natural & Man Made Heritage

Fylde Borough Local Plan:

- SP1 - Location of Development
- HL1 - Housing Provision
- HL2 - General Criteria For Housing Applications
- EP3 - Conservation Areas
- EP4 - Listed Buildings

Other Relevant Policy:

- PPS1: Delivering Sustainable Development
- PPS3: Housing
- PPG15: Planning & The Historic Environment

Site Constraints

- The site is within the urban area
- The site is within a conservation area

Environmental Impact Assessment

This development does not fall within Schedule I or II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended.

Comment and Analysis

The proposal differs from that previously approved by way of application number 05/0261. The principal changes amount to:

Main building:

1. Increase in height of outriggers to either side of building, in order to form roof terraces.
2. Basement garaging retained.
3. Rear extension modified
4. Internal layouts amended

Annexe:

1. Removal of basement car parking.
2. Creation of 3 storey annexe with rooms in roof
3. Introduction of gables to both elevations of annexe including glazed feature and decking.
4. Introduction of dormer windows.
5. Altered fenestration style and pattern

It is accepted that the building is in need of sympathetic restoration and that it is currently suffering neglect, primarily due to the fact that it lies vacant.

However, the proposed alterations to the annexe are out of keeping with the character and appearance of Seafeld House. In particular, the proposed gables, glazing feature, decking, dormer windows and style and pattern of fenestration are of an inappropriate design and will have a detrimental impact upon the character and appearance of the building and its setting. The proposed extension and

alterations have been considered against the special features of interest in Seafield House and the proposals are out of keeping with the prevailing design of the main building. Consequently, the proposal is contrary to policy EP3 of the FBLP as it does not fully respect the special elements of Seafield House and its character in general.

As a result of the altered design, with imposing features such as the gables and dormer windows within the roof, the proposed annexe would appear more visually dominant than the previously approved scheme. It would compete visually with Seafield House and would detract from its overall appearance. As a result, the alterations to the annexe would be contrary to policy EP3 of the FBLP as they would have a detrimental impact on the setting of the listed building.

The proposed annexe would be prominent from within Swainson Street and from neighbouring dwellings. Some long distance views would also be afforded of the proposed annexe from West Beach. The proposal makes a negative contribution and fails to enhance the overall character of the Conservation Area. It does not respect the townscape or the character of surrounding buildings, which are of a significantly different design from that proposed. The proposal does not respect views into the site from outside and is therefore contrary to policy EP4 of the FBLP.

The development incorporates the introduction of an additional floor of living accommodation with windows, to each of the dwellings in the annexe; the introduction of a balcony at second floor level in the rear elevation of the main dwelling and roof terraces over both outriggers, to each side elevation of Seafield House. Despite this it is neighbouring gardens rather than dwellings which would be partially overlooked as a result of the alterations and it is unlikely that the proposed amendments would significantly exacerbate the loss of privacy currently experienced by neighbouring residents. The distance from the new dwellings to the boundary on the south is just over 20 metres and to the north, the distance is over 15 metres to the boundary. Hence, there is no conflict with policy HL2 of the FBLP

As there is no increase in numbers of dwellings over the current situation, LCC Highways have not objected. They have raised concerns over the position of the re-sited access, however, the sightlines for vehicles egressing the site are no worse than the existing. Therefore, it is not considered that the re-sited proposal will have a significant impact on highway safety.

There would be no increase in the number of dwellings which already exist at the site or that could be implemented by way of application number 05/0261. Therefore, the proposal does not impact on housing provision and there is no conflict with policy HL1 of the FBLP

Conclusions

The proposed alterations will have a detrimental impact upon the architectural character of Seafield House and the proposed development would prejudice its setting.

Recommendation

That Planning Permission be REFUSED for the following reasons:

1. The design of the annexe is out of keeping with the character and appearance of Seafield House. In particular, the proposed gables, glazing feature and decking at roof level, dormer windows and style and pattern of fenestration are of an inappropriate design and will have a detrimental impact upon the character and appearance of the building and its setting. The proposed extension and alterations have been considered against the special features of interest in Seafield House and the proposals are out of keeping with the prevailing design of the main building. Consequently, the proposal is contrary to policy EP3 of the Fylde Borough Local Plan (as altered October 2005) as it does not fully respect the special elements of Seafield House and its character in general.

2. As a result of the altered design, with imposing features such as the gables and dormer windows within the roof, the proposed annexe would not appear as a subservient element to the main dwelling. As such it would compete visually with Seafeld House and would detract from its overall appearance. As a result, the alterations to the annexe would be contrary to policy EP3 of the Fylde Borough Local Plan (as altered October 2005) as they would have a detrimental impact on the setting of the listed building.
3. The proposed annexe would be prominent from within Swainson Street and from neighbouring dwellings. Some long distance views would also be afforded of the proposed annexe from West Beach. The proposal would make a negative contribution and fail to enhance the overall character of the Conservation Area. It would not respect the townscape or the character of surrounding buildings, which are of a significantly different design from that proposed. The proposal does not respect views into the site from outside and is therefore contrary to policy EP4 of the Fylde Borough Local Plan (as altered October 2005).

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