

Development Control Committee



Date	24 August 2005
Venue	Council Offices, Wesham
Committee members	Barbara Pagett (Chairman) Christine Akeroyd, John Bennett, George Caldwell, Kevin Eastham, Dr Trevor Fiddler, Peter Hardy, Howard Henshaw (A.D.K MALAYSIA), Ray Norsworthy, Linda Nulty, Elizabeth Oades, Albert Pounder, John Prestwich, Martin Taylor, William Thompson, Colin Walton.
Other Councillors	Maxine Chew
Officers	David Wilkinson, Mark Evans, Clare Holmes, Julie Cary, Peter Welsh

At the commencement of the meeting it was agreed that councillor John Bennett should act as vice chairman.

1. Declarations of interest

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

Councillor Elizabeth Oades declared a prejudicial interest in planning application no. 05/0505 relating to the Primary Care Centre, Lytham, in so far as being a representative on the Primary care Trust and withdrew from the meeting.

Councillors Christine Akeroyd, George Caldwell, Ray Norsworthy, Barbara Pagett, Martin Taylor, William Thompson, Colin Walton declared a personal interest in planning application no. 05/0505 relating to the Primary Care Centre, Lytham, in so far as being registered with surgeries within the area.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 3 August 2005 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported.

Councillor Christine Akeroyd for councillor Butler, councillor Martin Taylor for councillor Fulford-Brown, councillor Elizabeth Oades for Heather Speak, councillor John Prestwich for councillor Whittaker.

4. Summary of the recent appeal decisions. at 18 East Beach. Lytham.

David Wilkinson (Unit Business Manager for the Built Environment) presented a report on the above.

Mr Wilkinson reported that the appeal had been dismissed due to the harm that the proposed replacement upvc windows would cause to the special architectural character and historic interest of the Listed Building and impact on the appearance of the Lytham Conservation Area.

A copy of the appeal decision was included with the report

The committee RESOLVED to note the report.

5. Report of appeal decision at 11 Talbot Terrace. Lytham

David Wilkinson (Unit Business Manager for the Built Environment) presented a report on the above.

Officers refused an application for the formation of a driveway and alterations to boundary wall on 2 September 2005. The appellants determined to appeal that decision by way of written representations.

The application was to remove a section of the cobbled wall to create a new driveway with new cobbled insert walls bounding the drive. The appellant also wished to place solid board fencing above the cobbled boundary walls to create a private garden area. During determination of the appeal the appellant submitted amended plans to remove the driveway, however the Inspector determined that he must consider the application on the basis of the submitted scheme.

The appeal was dismissed on the grounds of highway safety and the impact on the character and appearance of the Conservation Area.

A copy of the appeal decision was included with the report

The committee RESOLVED to note the Inspectors decision on this appeal.

6. Development control matters

The Committee considered the report of David Wilkinson (Unit Business Manager for the Built Environment), which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

RESOLVED:

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

2. Councillors Bennett, Fiddler and Hardy requested that their votes be recorded as having voted against refusal of planning application No 05/0505.

David Wilkinson (Unit Business Manager for the Built Environment) also requested that, it be recorded that he was unhappy with the committees decision to refuse application 05/0505 despite him making it clear that there was no reasonable planning grounds to reject the proposal. He further stated that he felt he was now unable to continue to give advice to the committee on planning matters due to the number of decisions being made on fundamental planning issues contrary to his and officers advice.

3. Councillor Henshaw (A.D.K MALAYSIA) requested that his name be recorded as having voted against approval of planning application 05/0628.
4. Following consideration of planning application 05/0634, it was agreed that Ribby with Wrea parish council and Kirkham Town council be notified of any future applications in respect of Ribby Holiday Village
5. Following consideration of planning application 05/0696 members requested that the applicant be asked to consider rendering the extension in keeping with the rest of the building and that the current landscaping be retained

Development Control Committee Minutes

24 August 2005

Item Number: 1

Application Reference: 05/0505		Type of Application:	Full Planning Permission
Applicant:	Fylde Primary Care Trust	Agent :	B + R Partnership
Location:	JUNCTION BOUNDARY ROAD, LYTHAM ROAD, PRESTON ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5		
Proposal:	NEW PRIMARY CARE CENTRE WITH ASSOCIATED RETAIL PHARMACY AND DENTAL CLINIC		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposed development is contrary to the provisions of Policy EMP2 of the Fylde Borough Local Plan which allocates the site for commercial and business uses falling within classes B1, B2 or B8 of the Town & Country Planning (Use Classes) Order 1987, as amended. Furthermore, no justification has been provided by the applicants to demonstrate why the Health Centre need s to be located on a site which, in the opinion of the local planning authority, is located in an unsustainable location.

Informative notes:

Item Number: 2

Application Reference: 05/0628		Type of Application:	Full Planning Permission
Applicant:	Blackpool Airport Ltd	Agent :	Broadway Malyan
Location:	BLACKPOOL AIRPORT, SQUIRES GATE LANE, ST ANNES, LYTHAM ST ANNES		
Proposal:	PROPOSED CREATION OF TEMPORARY CAR PARK		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The use of the land as a car park shall be discontinued on 24th August 2007 and the land reinstated to a condition to be agreed with the Local Planning Authority unless a renewal of this permission is obtained.

The use of the land as a car park for an additional period of time, would require further consideration by the Local Planning Authority.
- 2 The use of the land as a car park shall be used for staff and passengers in conjunction with the

operation of Blackpool Airport and for no other purpose.

The use of the land for any other purpose would require further consideration by the Local Planning Authority.

3 This consent relates to the revised plan[s] received by the Local Planning Authority on the 8th August 2005.

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

4 Prior to the use hereby becoming operational, the car parking area shall be surfaced, laid out in accordance with the approved plans and thereafter retained in its approved form unless planning permission is sought and obtained for an alternative scheme.

5 To secure a satisfactory standard of development.
Prior to the car park first being brought into use, the mounding identified on the approved plan shall be constructed, completed and grassed over to the satisfaction of the Local Planning Authority. The mounding shall thereafter be retained in its approved form unless planning permission is otherwise sought and obtained for an alternative scheme.

6 In order to provide a buffer between the car park and residential properties and in order to safeguard the amenities of those residential properties.
Prior to the car park first being brought into use, a fence of a height and style to be first agreed in writing with the Local Planning Authority, shall be erected in the position indicated in red on the approved plan to the satisfaction of the Local Planning Authority. The fence shall thereafter be retained in its approved form unless otherwise agreed in writing with the Local Planning Authority.

To safeguard the amenities of neighbouring residential properties.

7 Prior to the use of the car park first becoming operational, there shall be made available the provision for 10% of the parking spaces to be of mobility standard and thereafter retained to the satisfaction of the Local Planning Authority.

In order to comply with the Joint Lancashire Structure Plan Parking Standards.

8 **REASON FOR APPROVAL**

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

9 **SUMMARY OF RELEVANT POLICIES**

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

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

Informative notes:

1. The applicant should be aware that should a subsequent renewal of the permission be sought and obtained, the applicant will be required to convene an Airport Transport Forum with Blackpool Council, Fylde Council and Lancashire County Council, which should agree and publish a Surface

Access Strategy.

Item Number: 3

Application Reference: 05/0632		Type of Application:	Full Planning Permission
Applicant:	Mr John Marsden	Agent :	Lancashire Double Glazing
Location:	3 TROUTBECK ROAD, ST ANNES, LYTHAM ST ANNES, FY8 2LN		
Proposal:	CONSERVATORY TO REAR		

Decision

Full Planning Permission Granted

Conditions and Reasons

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

This standard time limit is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

To ensure visual harmony in respect of the overall development.

- 3 The 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 shall be subsequently refitted as a repair or replacement.

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

- 4 **REASON FOR APPROVAL**

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

- 5 **SUMMARY OF RELEVANT POLICIES**

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

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP1, HL10
Joint Lancashire Structure Plan: Policy 1
PPG's/PPS's: PPS1 Delivering Sustainable Development

Informative notes:

Item Number: 4

Application Reference: 05/0634		Type of Application: Full Planning Permission	
Applicant:	Ribby Holiday Village	Agent :	Fletcher Smith Architects
Location:	RIBBY LEISURE, RIBBY ROAD, WREA GREEN, PRESTON		
Proposal:	REPLACEMENT OF 23NO. ALUMINIUM CLAD STATIC CARAVANS WITH 16NO. TIMBER CLAD EFFECT LODGES		

Decision

Full Planning Permission Granted

Conditions and Reasons

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

This standard time limit is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The holiday units hereby approved shall be used for holiday accommodation only and for no other purpose (including any other purpose within Class C the schedule to the Town & Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order). They also shall not be occupied by any person or persons as holiday accommodation for more than 28 days, in any 6 month period.

The Local Planning Authority would not be prepared to accept permanent residential occupation on this site having regard to the adopted Development Plans and other material considerations.

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

In the interests of visual amenity.

- 4 **REASON FOR APPROVAL**

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

- 5 **SUMMARY OF RELEVANT POLICIES**

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

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: TERC4, TREC6
Joint Lancashire Structure Plan: Policy 19
PPG's/PPS's: PPS1, PPG21

Informative notes:

Item Number: 5

Application Reference: 05/0637		Type of Application:	Full Planning Permission
Applicant:	Mr and Mrs Fisher	Agent :	Mr J Whiteside
Location:	MANOR FARM, GREENHALGH LANE, GREENHALGH, KIRKHAM		
Proposal:	CONVERSION OF EXISTING GARAGE TO HOLIDAY FLAT, NEW DETACHED GARAGE AND FIRST FLOOR EXTENSION TO EXISTING BEDROOM AT REAR.		

Decision

Full Planning Permission Granted

Conditions and Reasons

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

 This standard time limit is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, 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 11th August 2005.

 For the avoidance of doubt and as agreed with the applicant / agent.
- 3 The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

 To ensure visual harmony in respect of the overall development.
- 4 The holiday units hereby approved shall be used for holiday accommodation only and for no other purpose (including any other purpose within Class C the schedule to the Town & Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order). They also shall not be occupied by any person or persons as holiday accommodation for more than 28 days, in any 6 month period.

 The Local Planning Authority would not be prepared to accept permanent residential occupation on this site having regard to the adopted Development Plans and other material considerations.
- 5 The garage[s] shall be used as a private garage[s] only and no trade or business shall be carried on, in or from the building[s].

 To safeguard the amenities of the neighbourhood.
- 6 The drive and accompanying visibility splay shall be laid out in accordance with the approved plans prior to the new access first being brought into use.

 To safeguard the proper use of the highway.
- 7 Full details of the new wall (including materials, design and height) shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The wall shall be constructed in accordance with the approved details concurrently with the

works to be carried out in accordance with condition 6 of this approval.

In the interests of visual amenity and in order to safeguard the proper use of the highway.

8 **REASON FOR APPROVAL**

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

9 **SUMMARY OF RELEVANT POLICIES**

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

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP2, SP5, HL6

Joint Lancashire Structure Plan: Policy 5

PPG's/PPS's: PPS7: Sustainable Development in Rural Areas

Informative notes:

Item Number: 6

Application Reference: 05/0658		Type of Application: Full Planning Permission	
Applicant:	GOC Manchester Ltd	Agent :	JM Architects
Location:	EDENFIELD, CLIFTON DRIVE, LYTHAM, LYTHAM ST ANNES		
Proposal:	RE-SUBMISSION OF 04/581 FOR ALTERATIONS TO CHANGE USE TO 14NO. PERMANENT UNITS WITH ONE OF THEM BEING IN AN ANNEX BUILDING		

Decision

Full Planning Permission Approved with 106 Agreement

Conditions and Reasons

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

This standard time limit is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, 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 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 4 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts 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.

- 5 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.

- 6 Details showing the design of all new windows and materials of construction shall be submitted to and approved by the Local Planning Authority before development is commenced.

Such details are not clearly shown on the application and to secure an overall satisfactory standard of development and to comply with policy EP 3 of the Fylde Borough Local Plan.

- 7 Before the development hereby approved is commenced, the increase in width of the existing entrance/opening as indicated on plan number 3612 P001 Rev A, dated 8th July 2005, shall be carried out.

Reason; In the interests of highway safety and to ensure that the opening is wide enough to allow two way traffic into and out of the site.

- 8 Full details of the security gate proposed at the entrance to the site shall be submitted to and approved by the Local Planning Authority prior to development commencing. Only such agreed

gate shall be erected unless written approval is granted to an alternative gate.

Reason; In the interests of visual amenity and to comply with policy EP 3 of the Fylde Borough Local Plan.

- 9 This consent relates to the following plan[s] received by the Local Planning Authority
-All original submission plans dated 8th July 2005
and proposed NW and SW Elevations dated 19th July 2005.

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

- 10 Any new gates to the development shall be positioned at least 5 metres into the site from the highway.

Reason; To ensure there is sufficient room for motor vehicles to pull clear of the highway when opening or locking the gate(s) in the interest of highway safety.

- 11 **REASON FOR APPROVAL**

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

- 12 **SUMMARY OF RELEVANT POLICIES**

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

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan:HL 2 HL 3 and EP 3

Joint Lancashire Structure Plan:Policies 2 and 12

PPG's/PPS's: PPS1,PPG 3 and PPG 15

Informative notes:

1. This consent requires the construction improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway

Authority can carry out these works and therefore, before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North 01524-753340 or writing to the Area Surveyor North, Lancashire County Council, Area Office, Hampson Lane, Hampson Green, Galgate, Lancaster LA2 0HY quoting the planning application number.

Item Number: 7

Application Reference: 05/0696		Type of Application:	Full Planning Permission
Applicant:	Moor Street Pharmacy	Agent :	Croft Goode Partnership
Location:	32 MOOR STREET, KIRKHAM, PRESTON, PR4 2AU		
Proposal:	RESUBMISSION OF APPLICATION 5/05/395 FOR EXTENSION TO EXISTING PHARMACY, NEW ACCESS DOOR AND RAMP, NEW ROOF TO		

Decision

Full Planning Permission Granted

Conditions and Reasons

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

This standard time limit is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

In the interests of visual amenity.

- 3 **REASON FOR APPROVAL**

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

- 4 **SUMMARY OF RELEVANT POLICIES**

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

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

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

Informative notes: