



MINUTES

Planning Committee

Date:	Wednesday, 1 March 2023
Venue:	Council Chamber, Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Peter Collins (substitute), Gavin Harrison, Jayne Nixon, Linda Nulty, David O'Rourke, Ray Thomas and Stan Trudgill
Officers Present:	Mark Evans, Andrew Stell, Rob Buffham, Ian Curtis, Christine Wood
Members of the Public:	4 members of the public attended the meeting

A recording of the meeting can be viewed online at the following link [https://www.fylde.gov.uk/planning-committee, 1st March 2023](https://www.fylde.gov.uk/planning-committee/1st-march-2023)

Public Speaking at Planning Committee

There had been no requests to speak on any of the applications.

Procedural Items

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. *There were no Declarations of Interest on this occasion.*

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meetings held on Wednesday, 18 January 2023 and Wednesday, 1 February 2023 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Peter Collins substituted for Councillor Liz Oades.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. Councillor Armit left the meeting prior to the determination of the planning applications.

The planning applications were determined by the Committee in the following agenda item order:

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4.1 – Application reference -21/0811

4.3 – Application reference - 22/0949

4.4 – Application reference – 22/0950

4.2 – Application reference – 22/0802

4.5 – Application reference – 23/0106

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

Information Items

5 Report of Findings of Case Investigation by Local Government and Social Care Ombudsman

Mr Mark Evans, Head of Planning introduced the report advising of a decision letter that had been received by Fylde Council on 30 January 2023, a copy of which was attached to the report for information relating to a complaint about the Council's decision to approve their neighbour's planning application to extend and alter their home.

Mr Evans advised that the Ombudsman had found fault because the Council did not have a copy of the Planning Case Officer's report. Mr Evans further advised, as detailed in the letter that the Council did not have a copy of the report due to a technical problem following a change in software. Mr Evans also advised the Committee that the Fylde IT Department and software suppliers were still attempting to obtain the lost report and associated documents, but to date, had been unable to do so. The Committee was advised that the Ombudsman had completed their investigation because the Council had agreed to the remedy suggested by the Ombudsman.

The Committee was advised of the following agreed actions as detailed in the letter.

- a) The Council will write to the complainants and apologise for the uncertainty caused by the fault. This part of the remedy would be carried out within one month from the date of the final decision. ***The Committee was advised that an apology letter had been sent on 10 February 2023.***
- b) It will correct its records by writing a post-decision case officer report that explains issues and recommendations. This report will be saved on its planning file and uploaded to its website. This part of the remedy will be carried out as soon as possible, but not later than one month from the date of our final decision. ***The Committee was advised that the report had been completed and added to the online application file on 9 February 2023.***
- c) The Council will report what has happened at its next scheduled meeting of the Planning Committee, so the Members and the public can be made aware of the fault found, and it is placed on the public record through Committee papers and minutes. The Council will confirm this has happened within one week from the date of the next Planning meeting. ***Mr Evans advised that although the Ombudsman letter/notice had been dated 30 January 2023, it had not been possible to report at the next scheduled meeting (1 February 2023) because the letter had been received after the date of publication of the agenda for that meeting of the Planning Committee. The Committee was advised that the inclusion of the Ombudsman's decision letter on this agenda addressed that aspect of the agreed remedy.***

Mr Evans informed the Committee that a revised application which had been the subject/site of the complainant's complaint had been determined by the Planning Committee at the previous meeting held on 1 February 2023.

A discussion took place in which Members of the Committee expressed concern that reports could be lost due to transferring from one software system and that the information presented had not been available at the previous meeting when the revised application had been considered. Mr Evans responded to the concerns expressed by the Committee.

6. List of Appeals Decided

It was reported that the Council had received no appeal decisions between 20 January and 17 February 2023.

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- Item Number 1

Application No:	21/0811	Application Type:	Outline planning application
Applicant:	Rowland Homes Ltd	Agent:	Smith & Love Planning Consultants
Location:	LAND AT ROSEACRE, WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
Proposal:	OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 52 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE FOLLOWING DEMOLITION AND REMOVAL OF EXISTING DWELLING, STABLES AND PADDOCKS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		
Ward:	Park	Parish:	St Anne's on the Sea

Decision

The Committee resolved to defer the determination of the application to allow proposed reasons for refusal to be tested and discussed in accordance with paragraph 10.7 of the Member/Officer Protocol for Planning.

Item Number 2

Application No:	22/0802	Application Type:	Change of Use
Applicant:	MR & MRS A BRADSHAW	Agent:	MRS HELEN LEGGETT
Location:	LAND TO THE SOUTHEAST OF MOSS SIDE LANE RIBBY WITH WREA PR4 2PE		
Proposal:	CHANGE OF USE OF AGRICULTURAL LAND TO EQUESTRIAN USE AND ERECTION OF STABLES, RIDING ARENA AND ASSOCIATED WORKS FOR PRIVATE USE		
Ward:	Ribby with Wrea	Parish:	Ribby with Wrea

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Anyon Drawing 27/20LOC
- Proposed Site Plan - Anyon Drawing EL27/21P1 Rev D

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- Proposed Plans and Elevations - Anyon Drawing S127/21P3B1 Rev D

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the stable building hereby approved shall be clad in green painted horizontal timber boarding under a insulated metal grey finished roof as detailed on the approved plans listed in condition 2 of this permission and the Planning Statement .

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the erection of fencing on the site shall only be undertaken in accordance with the details (including the siting, height, materials, finish and design) shown on drawing S127/21P3B1 Rev D hereby approved.

Reason: To ensure that the fencing that is erected to support the equestrian use of the site has an appropriate design and extent for its use and to be sympathetic to the character and appearance of the rural area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. The equestrian use of the land and the occupation of the stables hereby approved shall be for private use only and shall not be used for any commercial purpose, including as a livery business.

Reason: To limit the scale of the use and so prevent the potential for an intensification of the use which could give rise to harmful effects in terms of traffic generation, hours of use and the need for associated apparatus that could be harmful to the open character of the countryside and the amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4 and GD7, and the National Planning Policy Framework.

6. Before the stables hereby approved are first brought into use the manure store hereby approved shall be constructed as shown on the approved plans listed in condition 2 of this planning permission. This manure store shall be operated as the sole location on site for the storage of manure, this store shall be sheeted whenever access is not required for its use or its emptying, and the manure shall be appropriately removed from site whenever this storage area reaches capacity.

Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers and to minimise the risk of pollution of ground waters in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

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7. Prior to the commencement of the construction of the stables or the first use of the site for equestrian purposes (which ever is soonest), the improvement of the site access to Moss Side Lane shall be undertaken in full accordance with all the details shown on approved drawing S127/21P3B1 Rev D. This shall include the widening of the access point, the construction of a fenced entrance, the erection of a field gate across that entrance, the surfacing of the entrance, and the provision of the parking and turning area within the site.

Reason: To enable the site access to be constructed to a standard that enables its safe use for the development in the interests of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

8. Notwithstanding the rights available in the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) there shall be no external lighting installed on the stable building and/or the external areas of the site unless a scheme including details of the lighting's: (i) position and height on the building and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields or hoods to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Highway Improvements

The alterations to the access to Moss Side Lane are likely to include works to the adopted highway fronting the site and so will need to be constructed in accordance with an agreement entered into under section 278 of the Highways Act 1980. The Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact LCC Highways to make arrangements for the design and implementation of these works.

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Item Number 3

Application No:	22/0949	Application Type:	Full Planning Permission
Applicant:	Fylde Borough Council	Agent:	DC & MG Associates
Location:	FORMER GIRLS CHARITY GRAMMAR SCHOOL / LLOYDS TSB BANK 52-64 POULTON STREET KIRKHAM PRESTON PR4 1AH		
Proposal:	ALTERATIONS AND EXTENSIONS TO FORMER BANK PREMISES ASSOCIATED WITH USE AS BAR / RESTAURANT, INCLUDING: 1) ERECTION OF SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR EXTENSIONS AND OUTBUILDINGS, 2) FORMATION OF PATIO AREA TO REAR OF EXTENSIONS.		
Ward:	Kirkham North	Parish:	Kirkham

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Site Location Plan Drawing no. 22 1230 L01
- Proposed Site Plan & Floor Plans Drawing no. 22 1230 P01 rev B
- Proposed Elevations Drawing no. 22 1230 rev A

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

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Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Tree felling shall be undertaken in complete accordance with paragraph 2.2 of the 'Updated Habitat Survey' (ref: Living Ecosystems, dated December 2022).

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

5. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

6. Prior to first use of the extension hereby approved, a scheme for the installation of bat and bird boxes within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

7. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include:

- (i) A formal record of the Listed Building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016); and
- (ii) A formal archaeological watching brief during interventions into the building fabric and all groundworks required as part of the scheme.

These works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered

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Institute for Archaeologists (ClfA). The development shall be carried out in accordance with the agreed details.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any development that could disturb buried archaeology in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before the extension hereby approved is first brought into use, a hard and soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

9. The external terrace and garden area shall only be open to use by customers between the hours of 09:00 and 22:00 on any day. When the outdoor drinking/dining area is not in use all external lighting within that area shall be switched off.

Reason: To limit the potential for noise generation and light pollution at times when surrounding occupiers would reasonably expect to be undisturbed and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding properties in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

10. There shall be no playing of amplified music (including radios, speakers or other, similar devices) or live music within any external areas of the site at any time.

Reason: To limit the potential for noise nuisance being caused to neighbouring occupiers in order to safeguard the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

11. If any system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours is required in connection with the development hereby approved, a scheme including the following details of that system(s) shall be submitted to and approved in writing by the Local Planning Authority before the system is installed:

- a) the siting, design and finish (including colour treatment) of any external plant and/or flue(s);

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- b) measures to attenuate noise and minimise vibration arising from its operation, including a BS4142 noise assessment and 1/3 octave frequency analysis with appropriate corrections for acoustic features;
- c) manufacturer's operating instructions; and
- d) a programme of equipment servicing/maintenance.

The system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours shall be installed in full accordance with the duly approved scheme and the equipment shall thereafter be operated, maintained and where necessary repaired in accordance with the manufacturer's instructions and programme of equipment servicing/maintenance.

Reason: In order to ensure the efficient dispersal of any emissions (including cooking odours) emanating from the permitted ground floor use of the building in the interests of safeguarding the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to the character and appearance of the host building and surrounding area in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Precautionary Bat Informative

Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

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Item Number 4

Application No:	22/0950	Application Type:	Listed Building Consent
Applicant:	Fylde Borough Council	Agent:	DC & MG Associates
Location:	FORMER GIRLS CHARITY GRAMMAR SCHOOL / LLOYDS TSB BANK 52-64 POULTON STREET KIRKHAM PRESTON PR4 1AH		
Proposal:	LISTED BUILDING CONSENT FOR ALTERATIONS AND EXTENSIONS TO FORMER BANK PREMISES ASSOCIATED WITH USE AS BAR / RESTAURANT, INCLUDING: 1) ERECTION OF SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR EXTENSIONS AND OUTBUILDINGS, 2) FORMATION OF PATIO AREA TO REAR OF EXTENSIONS, 3) INTERNAL ALTERATIONS SUCH AS REMOVAL OF FORMER SAFE ROOM AND FORMATION OF GLAZED ENTRANCE LOBBY		
Ward:	Kirkham North	Parish:	Kirkham

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Notwithstanding any description of materials in the application no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and ENV5 and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application plans referenced in note 1 to this decision, no works associated with the internal alterations and structural works, or the fit out of the building to facilitate the use authorised, shall take place until samples or full details of all materials to be used in the internal alteration works to be undertaken to the application building (including flooring, wall construction, doors, new and replacement windows, new ceilings, skirtings/covings/architraves, etc) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials supported with samples and manufacturers details where appropriate.

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The alterations shall thereafter be implemented in accordance with the duly approved details, or any alternative to them that are subsequently approved in writing by the Local Planning Authority in advance of their use.

Reason: To ensure that the conversion works preserve the historical and architectural integrity of the building by utilising appropriate materials in the internal works undertaken in accordance with that conversion as required by Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV5, and the National Planning Policy Framework.

4. If any system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours is required in connection with the development hereby approved, a scheme including the following details of that system(s) shall be submitted to and approved in writing by the Local Planning Authority before the system is installed:
 - a) the internal specification and design of the extraction equipment including the design and routing of any connections from the extraction source to the external venting point.
 - b) siting, design and finish (including colour treatment) of any external plant and/or flue(s);

The system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours shall be installed in full accordance with the duly approved scheme.

Reason: In order to ensure that these details are installed without creating any harmful impacts on the architectural or historical importance of the building as a designated heritage asset to a degree that would conflict with the requirements of policy GD7 and ENV5 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative(s)

1. This permission relates to the following plans:
 - Site Location Plan Drawing no. 22 1230 L01
 - Proposed Site Plan & Floor Plans Drawing no. 22 1230 P01 rev B
 - Proposed Elevations Drawing no. 22 1230 rev A

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Item Number 5

Application No:	23/0106	Application Type:	County Application
Applicant:	Cuadrilla Bowland Ltd.	Agent:	Mr Nick Mace
Location:	EXPLORATORY SITE PRESTON NEW ROAD LITTLE PLUMPTON WESTBY WITH PLUMPTONS		
Proposal:	CONSULTATION ON COUNTY MATTER APPLICATION LCC/2023/0002 FOR VARIATION OF CONDITION 2 OF LCC/2014/0096 TO ALLOW THE DATE OF FINAL RESTORATION OF THE SITE TO BE POSPONED UNTIL 1 APRIL 2025.		
Ward:	Warton and Westby	Parish:	Westby with Plumptons

Decision

Raise Objections

Reason for Objection

1. Even in its current suspended state, the development site involves an industrial form of development that intrudes incongruously into the rural landscape of the area and does not accord with any of the exceptions of Policy GD4 of the Fylde Local Plan to 2032 (incorporating Partial Review) regarding development in the Countryside.

The application proposes an excessive extension of time for this intrusion to continue without appropriate justification that it is required to complete the outstanding reinstatement works required to conclude the permitted project. The result of this is that the landscape harm that the development causes is protracted beyond the timeframe that is demonstrably necessary to undertake the decommissioning and after care works set out in the submission. This will prolong the harm that is caused to the rural landscape and so the conflict with Policy GD4, GD7 and ENV1 of the Fylde Local Plan to 2032 (incorporating Partial Review).