

Development Management Committee



Date:	Wednesday, 31 July 2013
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Tim Armit, Susan Ashton, Fabian Craig-Wilson, Maxine Chew, Peter Collins, Charlie Duffy, Dr Trevor Fiddler, Peter Hardy, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather Speak, Vivienne M Willder
Other Councillors:	Councillors Christine Akeroyd, Barbara Nash
Officers:	Mark Evans, Andrew Stell, Clare Holmes, Lyndsey Lacey
Members of the public:	About twenty five members of the public were in attendance

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and that any personal or prejudicial interests should be declared as required by the Council's Code of Conduct. There were no declarations of interest.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 26 June 2013 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Susan Ashton for Councillor Nigel Goodrich

Councillor Elizabeth Oades for Councillor Kiran Mulholland

4. Development Management matters

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

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

(Councillor Charlie Duffy was not in attendance during the consideration and voting on planning application no: 13/0097)

(Councillors Peter Collins, Trevor Fiddler, Elizabeth Oades and Heather Speak were not in attendance during the consideration and voting on planning applications nos: 13/0149, 13/0213, 13/0240.

(Councillors Trevor Fiddler and Albert Pounder were not in attendance during the consideration and voting on planning applications nos: 13/0201, 13/0320)

(Councillor Fabian Craig-Wilson was not in attendance during the consideration and voting on planning application no: 13/0320)

(Councillor Linda Nulty was not in attendance during the voting on planning application no: 13/0208)

5. List of Appeals

Members were provided, for information, with appeal decision letters received between 15 June and 22 July 2013 and RESOLVED to note the decisions.

Development Management Committee Minutes

31 July 2013

Item Number: 1

Application Reference:	13/0086	Type of Application:	Full Planning Permission
Applicant:	Andrews Bowen Ltd	Agent :	De Pol Associates Ltd
Location:	ANDREWS BOWEN LTD, SINGLETON GRANGE, FLEETWOOD ROAD, SINGLETON, POULTON-LE-FYLDE, FY6 8NE		
Proposal:	EXTENSION TO EXISTING WORKSHOP, ERECTION OF MACHINERY STORE, ERECTION OF ROOF COVERING OVER EXISTING STORAGE AREA AND ERECTION OF OFFICE WITH ASSOCIATED PARKING.		

Decision

Full Planning Permission: - Authority to approve the application was delegated to the Head of Planning & Regeneration, in consultation with the Chairman, Vice Chairman and Ward Member, subject to receiving amended plans to reduce the external visual height of the proposed sand storage building to an acceptable height and subject to the following conditions:

Conditions and Reasons

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

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

- 2 The external materials to be used in the construction of the extension and new buildings hereby approved shall be profile steel sheeting in Juniper Green (BS 18 B 29) to the walls and grey (BS 18 B 25) to the roof, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of construction of the respective extension / building.

To ensure the development has a satisfactory appearance in the rural area as required by Policy SP2 of the Fylde Borough Local Plan.

- 3 A pre-works survey/inspection for protected species shall be carried out immediately prior to commencement of works and the results submitted to the Local Planning Authority. If any such species are encountered then measures to avoid or adequately mitigate impacts on the species shall be submitted to the Local Planning Authority for approval prior to commencement of works. If protected species are suspected or detected during this survey or at any point prior to or during works then works must cease immediately and advice sought regarding the need for a licence from natural

England.

In order not to disturb or deter the occupation of the site by any species whose habitat is protected by the Wildlife & Countryside Act 1981.

- 4 That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 5 Landscaping along the boundary of the application site with Fleetwood Road shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, 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.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 - Securing revised plans during the course of the application to resolve identified issues

Item Number: 2

Application Reference: 13/0097		Type of Application: Reserved Matters	
Applicant:	Wainhomes (North West) Ltd	Agent :	Emery Planning Partnership Ltd
Location:	LAND TO THE EAST, RICHMOND AVENUE, RIBBY WITH WREA		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 54 DWELLINGS ASSOCIATED WITH OUTLINE PLANNING PERMISSION 12/0408		

Decision

Reserved Matters: - Authority to GRANT Approval of Reserved Matters was delegated to the Head of Planning and Regeneration subject to:

- confirmation that United Utilities are satisfied that the proposed drainage arrangements contained in the Drainage Layout submitted to support the application will provide for satisfactory surface water and foul water drainage of the site that will not have any adverse impact on the ability of the existing public sewer network to function; and
- the following conditions subject to any amendment to those conditions which are deemed appropriate by the Head of Planning and Regeneration as a result of further discussions with United Utilities and the County Ecologist.

Conditions and Reasons

- 1 That the development hereby approved shall relate to the following drawings:
 - Location Plan – Wainhomes Location Plan
 - Site Survey – JLP Surveys Ltd drawing S13/363
 - Planning Site Layout and Landscape Context Drawing – DGL Associates drawing 1246WHD/RWG/PL01 Rev G
 - Indicative Land Transfer Plan – Wainhomes Ref PB1
 - Landscape Proposals Sheet 1 of 2 – TBA drawing 4370.01 Rev F
 - Landscape Proposals Sheet 2 of 2 – TBA drawing 4370.02 Rev F
 - Finished Floor Levels and Drainage Layout – Ironside Farrar drawing 3954/100 Rev D

- Wainhomes Housetype drawing Churchill RL/3.214/P/B/L10/300 (2 bed version)
- Wainhomes Housetype drawing Davy
- Wainhomes Housetype drawing Scott
- Wainhomes Housetype drawing Scott Hipped Roof 4.406HR/P/B/L10/300
- Wainhomes Housetype drawing Brunell
- Wainhomes Housetype drawing Brunell Hipped Roof 4.208HR/P/B/L10/300
- Wainhomes Housetype drawing Cambridge
- Wainhomes Housetype drawing Oxford
- Wainhomes Housetype drawing Whitemoor
- Wainhomes Housetype drawing Raleigh
- Wainhomes Housetype drawing Eton
- Wainhomes Housetype drawing Montgomery
- Wainhomes Housetype drawing Gainsborough
- Wainhomes Housetype drawing Milton RL/3.317/P/B/L10/300
- Wainhomes Garage drawings
- Planning, Design and Access Statement – Emery Planning Partnership ref PS2-8819-SH-cp
- Tree and Hedgerows Survey Report – tpm landscapes Rev A
- Tree Constraints Plan – tpm landscapes 1130 05 Rev A
- Ecological Survey and Assessment – ERAP Consultancy doc 2012_097
- Flood Risk Assessment – Westwood Environmental Engineering Draft report v1.1

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

- 2 That prior to the commencement of any construction work on the dwellings hereby approved a schedule of the materials for the walls, roofs, windows and doors (supported by samples where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved schedule of materials.

In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan.

- 3 That prior to the commencement of any construction work on the dwellings hereby approved a schedule of the materials for roads, footpaths, driveways and other hard surfaced areas around the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved schedule of materials.

In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan.

- 4 That all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be constructed in accordance with the details shown on the planning layout drawing approved as condition 1 of this reserved matters approval (subject to the raising from ground level by 200mm in sections for ecological transfer) and shall be retained in that form thereafter.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 7 The whole of the landscape works, as approved under the plan listed in condition 1 of this reserved matters approval shall be implemented no later than the first available planting season following the completion of the construction of the development, and subsequently shall be maintained for a period of no less than 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 arboricultural 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 in accordance with Policy EP14 of the Fylde Borough Local Plan.

- 8 That prior to the commencement of any development on the site a method statement for the protection of the hedgerows on the site perimeter, and the hedgerow that runs through the centre of the site, along with the ditch area and associated ponds shall be submitted to, and approved in writing by the Local Planning Authority. This scheme shall clarify the methods of protection, routing of any fencing and the measures to be taken when working in close vicinity of these features. The approved protection shall be implemented prior to the commencement of any development and shall be retained and the scheme implemented throughout the development of the site.

In order to provide appropriate protection to these important landscape features and habitats as required by Policy EP18 and EP19 of the Fylde Borough Local Plan

- 9 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance arrangements of the communal areas of the site (being those areas edged in blue as adopted highway and green as open space on Indicative Land Transfer Plan PB1 listed under condition 1 of this reserved matters approval). The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future as required by Policy EP14 and HL2 of the Fylde Borough Local Plan.

- 10 That the development of the site shall be undertaken in accordance with the drainage strategy and FFL of the dwellings and surrounding land indicated on the Drainage Layout plan approved as part of condition 1 of this reserved matters approval.

To ensure the appropriate drainage of the site and to ensure it is constructed with a satisfactory relationship to neighbouring dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 11 That the development of the site shall be undertaken in accordance with the surface and

foul water drainage connections indicated on the Drainage Layout drawing approved as part of the details to condition 1 of this reserved matters approval. The relevant drainage connections shall be completed in accordance with legislation, commissioned prior to occupation and then maintained thereafter.

To ensure that the site is suitably drained as required by Policy EP25 and EP30 of the Fylde Borough Local Plan.

- 12 The development shall be implemented in accordance with the measures for the protection of hedgerows, breeding birds, ponds, and amphibians as identified in sections 5.2, 5.3 and 5.4 of the Ecological Survey and Assessment by ERAP approved as part of condition 1 of this reserved matters approval.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan.

- 13 That the play area hereby approved and indicated on the landscaping plan approved under condition 1 of this reserved matters approval shall be implemented in accordance with those details prior to the first occupation of the 20th dwelling on site. This play facility shall thereafter be retained and maintained in a safe and serviceable condition at all times in line with a management and maintenance regime that has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the play area.

To ensure the delivery and retention of an appropriate play facility to serve the development and surrounding area as required by Policy TREC 17 of the Fylde Borough Local Plan.

- 14 That prior to the commencement of any development a detailed scheme for the area where the bus turning facility is shown on the approved site plan shall be submitted to and approved in writing by the local planning authority.

If the local planning authority confirms that the bus turning facility is required then the scheme to be submitted under this condition shall clarify the detailed design of the proposed shelter, the detailed design of the bus turning facility, the phasing of their implementation and the arrangements to secure their on-going maintenance.

If the local planning authority confirms that the bus turning facility is not required then the scheme to be submitted under this condition provide for the extension of the landscaping of the site with the inclusion of a fully detailed landscaping scheme along with details for the phasing of its implementation and the arrangements to secure its on-going maintenance.

Whichever scheme is approved shall be fully implemented through the construction of the dwellings and thereafter.

Reason: As the public transport improvements to the site are not yet certain, there is a need to provide clarity to both the details of how a service would be accessed and operated, and the steps to be taken to appropriately landscape the site if not. These details are to comply with the need to improve access to the site by a choice of transport methods and delivery an appropriate appearance to the site in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 15 That prior to the commencement of any development hereby approved full details of the ditch feature to be introduced to the western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the typical cross section across the ditch, phasing of its construction, details of any outfalls or connections in from other drainage features, any planting to its banks and details of its on-going maintenance. The approved scheme shall be fully implemented through the construction of the dwellings and thereafter.

As such details are required to ensure that this feature is appropriately constructed and maintained in accordance with the requirements of Policy HL2 of the Fylde Borough Local Plan.

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. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning 01772 538800 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 - Securing revised plans during the course of the application which have overcome initial problem

Item Number: 3

Application Reference: 13/0149		Type of Application: Variation of Condition	
Applicant:	Stonewell Properties Ltd	Agent :	Smith Planning Consultancy
Location:	ALDI LTD, 353 CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2NA		
Proposal:	PROPOSED VARIATION OF CONDITION 1 TO REVISE APPROVED PLANS, AND REMOVAL OF CONDITION 13 WHICH PREVENTS USE OF BALCONY AREA ASSOCIATED WITH APARTMENTS 22 & 23 ON PLANNING PERMISSION 12/0317.		

Decision

Variation of Condition: - Approved subject to the completion of a Section 106 agreement in order to secure a financial contribution of 2.5% of the market value of each proposed housing unit towards securing off site affordable housing. The Sn 106 agreement shall include provision for additional contributions following a reappraisal of the viability of the development to be carried out on occupation of the 25th residential unit and no further residential units to be occupied until the exercise has been completed and additional payments identified have been made to the Local Planning Authority

and subject to the following conditions:

Conditions and Reasons

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

The plan numbers are:

12057-101F Proposed Site Plan
12057-102J Basement Parking Level
12057-103K Proposed Ground Floor
12057-104F Proposed First Floor
12057-105F Proposed Second Floor
12057-106F Proposed Third Floor
12057-107C Proposed Roof Plan
12057-108C Proposed Front Elevations
12057-109D Proposed Rear Elevations
12057- 110C Proposed Front Elevations
12057-122A Basement Ventilation Section
12057-112A Access Pod to Car Park

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 Details showing the design and construction of the proposed palisade wall to be provided around the site frontage, including details of the proposed railing to be installed above the wall, shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The development shall be constructed in accordance with the approved details unless subsequent details are first approved in writing by the local planning authority.

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

- 3 A scheme for the external lighting of the building and site curtilage [including degree of illumination] shall be submitted to and implemented to the satisfaction of the Local Planning Authority; any addition or alteration to the scheme shall be agreed in writing with the Authority.

In the interests of visual / residential amenity.

- 4 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.

- 5 Details showing the design of the proposed 2 metre high privacy screen to apartment number 23 shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the apartment. The scheme shall be implemented prior to occupation and permanently retained to the satisfaction of the Local Planning Authority.

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

- 6 There shall be no deliveries to or waste collection from the store outside the hours 07.00 to 22.00 Monday to Saturday inclusive and 08.00 to 20.00 on Sundays.

To avoid disturbance to neighbouring residents, particularly from audible reversing warnings mounted on delivery vehicles.

- 7 There shall be no construction or demolition work carried out outside the hours 08.00 – 18.00 Monday to Friday and 08.00 – 12.00 on Saturdays. There shall be no construction or demolition work at all carried out on Sundays and Bank Holidays, unless the express consent of the local planning authority has first been obtained.

In order to minimise disturbance to neighbouring residents and church goers.

- 8 There shall be no burning of waste on the site during the period of demolition and construction.

In order to prevent the pollution of the local environment.

- 9 The development hereby approved shall be drained on a separated sewerage system.

In order to prevent overloading of the foul water drainage system.

Informative notes:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 4

Application Reference:	13/0199	Type of Application:	Full Planning Permission
Applicant:	Mr Murphy	Agent :	Eastham Design Associates Ltd
Location:	LEYGARTH, 10 MANOR WAY, RIBBY WITH WREA, PRESTON, PR4 2WH		
Proposal:	PROPOSED SINGLE STOREY EXTENSION TO SIDE / REAR		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

In the interests of visual amenity.

- 3 This consent relates to the revised plan[s] received by the Local Planning Authority on the 11 June 2013.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 5

Application Reference:	13/0201	Type of Application:	Change of Use
Applicant:	Mr Gregoire	Agent :	
Location:	1 ALL SAINTS ROAD, LYTHAM ST ANNES, FY8 1PL		
Proposal:	PROPOSED CHANGE OF USE OF PRIVATE GUEST HOUSE TO CARE HOME FOR SIX CHILDREN AGED 11 - 16 YEARS OF AGE WITH STAFF SLEEPOVER AND OFFICE FACILITY		

Decision

Change of Use: - Granted

Conditions and Reasons

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

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

- 2 The premises hereby approved shall be limited to no more than 7 residents at any one time.

That a more intensive use of the premises could prove injurious to the character of the area and would require further consideration by the Local Planning Authority.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

Item Number: 6

Application Reference:	13/0208	Type of Application:	Change of Use
Applicant:	Mr Brimble	Agent :	
Location:	8 WORSLEY ROAD, LYTHAM ST ANNES, FY8 4DD		
Proposal:	CHANGE OF USE OF LAND TO SIDE TO FORM EXTENDED DOMESTIC CURTILAGE WITH ERECTION OF 2M HIGH TIMBER FENCE TO PART OF BOUNDARY		

Decision

Change of Use: - Refused

Conditions and Reasons

- 1 That the position of the proposed fence to define the extended domestic curtilage will sit forward of the existing line of such boundary treatments on this part of Central Drive, and is to be built of materials that fail to deliver an appropriate finished appearance for this prominent location. As such the proposed works will detract from the established character of the streetscene and so conflict with the requirements of criteria 1 Policy HL5 of the Fylde Borough Local Plan and para 58 of National Planning Policy Framework.

- 2 That the proposed parking area will involve increased vehicular use of this part of Central Drive and so encourage vehicle movements to access and exit the parking area in close proximity to the junction and so prejudice highway safety in the area for other drivers, pedestrians and cyclists. As such the proposal conflicts with the requirements of criteria 5 Policy HL5 of the Fylde Borough Local Plan and para 32 of National Planning Policy Framework.

Item Number: 7

Application Reference:	13/0213	Type of Application:	Full Planning Permission
Applicant:	Kensington Developments Ltd	Agent :	
Location:	WESTFIELD NURSERIES, WHITEHILL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LA		
Proposal:	PROPOSED ERECTION OF 36 NO. DWELLINGS WITH ASSOCIATED GARAGING, ACCESS ROAD, PUBLIC OPEN SPACE, LANDSCAPING AND FOOTPATH/CYCLE PATH EXTENSION		

Decision

Full Planning Permission: - Authority to determine the application was delegated to the Head of Planning and Regeneration with the decision being to grant planning permission on the satisfactory resolution of the ecology details, the completion of a Section 106 agreement, and then be subject to a series of conditions.

Should these matters not be resolved then the Head of Planning and Regeneration be delegated the authority to refuse the application for reasons that are appropriate to the matters which remain outstanding.

Conditions and Reasons

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

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

- 2 The development hereby approved relates to the following drawings and reports unless agreed otherwise in writing with the Local Planning Authority:

- Location plan - Dwg No. KD 61 / 11 rev A dated February 2013
- Topographic survey - Dwg No. KD 61 / S rev A dated May 2010
- Site layout - Dwg No. KD 61/ 10 rev F dated March 2013
- Concept drainage layout and slab levels - Dwg No. ELL-258-KD-002 Rev B dated April 2013
- Landscape masterplan - Dwg No. 3946-01 Rev C dated March 2013
- Boundary treatments - Dwg No. KD 61 / 26 rev A dated April 2013
- Play area - Dwg No. KD 61 / 23 rev A dated March 2013
- MS railings - Dwg No. KD 61 / 24 dated April 2013
- Screen fence - Dwg No. KD 61 / 25 dated April 2013
- Sectional street scenes Dwg No. KD 61 / 27 dated February 2013
- Chelsea mews streetscenes - Dwg No. KD 61 / 22 Rev B dated February 2013
- House type drawings - Lincoln 'A', Grosvenor 'A', Tennessee 'A', Tennessee 'B', Mayfair 'A', Mayfair 'B', Baltimore, Chelsea
- Garages - Dwg No. KD 61 / 19 dated February 2013
- Flood risk assessment - ELLUC projects Ltd ELLUC- KD-258-060613-FRA-D1 dated May 2013

For the sake of clarity in defining the permission as agreed with the applicant.

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

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

development.

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

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

- 5 That the play area as specified in the detail approved under condition 2 to this planning permission shall be constructed and made available for use no later than the occupation of the 15th dwelling on site and shall be maintained in accordance with the approved detail at all times thereafter.

Reason: In order to secure the provision and retention of an appropriate level of public open space in accordance with Policy TREC 17 of the Fylde Borough Local Plan.

- 6 That the Landscape Masterplan as specified in the detail approved under condition 2 to this planning permission shall be implemented during the first planting season following the completion of development. Any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

- 7 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, public open space / amenity landscaping, play area, and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future.

- 8 That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 9 Prior to the commencement of any on-site construction a Construction Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include methods and details of construction; vehicle routing to the site; construction traffic parking; any temporary traffic management measures; and times of construction, access and deliveries. Construction access shall not be taken other than via Lytham St Anne's Way. The Construction Plan is to be implemented and adhered to during the construction of the development.

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

- 10 Prior to the commencement of construction on any of the dwelling houses a scheme that secures all necessary highway measures for the development shall be submitted to and approved in writing by the local planning authority. The scheme shall include the phasing of all necessary works and shall be implemented in line with the agreed phasing. The works shall include:

a) traffic calming measures on the internal access road to limit vehicle speeds to 20mph;

b) surfacing, lighting, drainage and all other details for the access roads within the development; and

c) construction of an extension of the existing off-road cycleway on the southern side of Lytham St Annes Way to provide a continuous link from its existing point to the roundabout junction with Cropper Road, and to include a connection to the development site as shown on drawing no. KD 61 / 10 rev F

To ensure the provision all necessary highway improvements in the interests of pedestrian and highway safety as required by Policy HL2 of the Fylde Borough Local Plan

- 11 The development hereby approved shall be carried out in accordance with the foul and surface water drainage details set out in the submitted Concept Drainage Layout Plan ELL-258-KD-002 dated April 2013 which was prepared by Elluc Projects. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public foul, combined or surface water sewer system. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development.

To ensure the provision of an appropriate drainage strategy for the site in the interests of preserving public health and the quality of the neighbouring water environment.

- 12 No part of the development hereby approved shall be commenced on site unless and until:

a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

b) A site investigation has been designed for the site using the information obtained from 'a' above. This should be submitted to and approved in writing by the local planning authority prior to the investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details submitted to and approved in writing by the local planning authority.

d) A method statement and remediation strategy, based on the information obtained from 'c' above, including a programme of works, have been submitted to and approved in writing by the local planning authority.

The development shall only then proceed and in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in 'd' above, and to the agreed timescale, unless otherwise agreed in writing by the local planning authority. If, during development, contamination not previously identified is found to be present on site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted and obtained written approval from the local planning authority for an addendum or addenda to the method statement and remediation strategy. This addendum/addenda to the method statement must detail how this unsuspected contamination is to be dealt with.

Upon completion of the remediation detailed in the method statement and remediation strategy a report shall be submitted to the local planning authority providing verification that the required works regarding contamination have been carried out in accordance with the approved method statement and remediation strategy. Post remediation sampling and monitoring results should be included in the report to demonstrate that the required remediation has been fully met. Future monitoring, sampling and reporting should also be detailed in the report.

To provide an appropriate level of protection against the potential for future occupiers of the dwellings to be affected by pollution or contamination.

- 13 With regard to the dwelling shown located at plot 1 in the approved site layout (dwg no. KD 61 / 10 rev F, dated March 2013), the first floor windows on the side elevation facing Braetop House shall be glazed with obscure glass (privacy level 3 or greater) and be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the rooms in which the windows are installed. Thereafter these windows shall be retained or if replaced the glass and opening details shall be of the same type.

To safeguard the amenities of the occupants of Braetop House.

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. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any

access works can start you must contact the Environment Directorate for further information by telephoning 01772 538800 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.

2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 - Securing a revised layout of the proposed development during the course of the application which has overcome initial problems

Item Number: 8

Application Reference: 13/0240		Type of Application: Full Planning Permission	
Applicant:	Mr Andrew Graham	Agent :	
Location:	5 ST MICHAELS CLOSE, WEETON WITH PREESE, PRESTON, PR4 3BZ		
Proposal:	PROPOSED ERECTION OF TIMBER FENCE TO NOT EXCEED 1M IN HEIGHT ALONG SIDE BOUNDARIES OF FRONT GARDEN AREA		

Decision

Full Planning Permission: - Refused

Conditions and Reasons

- 1 The proposed fence would result in the enclosure of the front garden of a property on an estate designed to be open plan. Accordingly, the proposal would be detrimental to the open character of the locality and contrary to Criterion 1 of Policy HL5 of the Fylde Borough Local Plan, as amended October 2005.

Item Number: 9

Application Reference: 13/0262		Type of Application: Outline Planning Permission	
Applicant:	Bush Nurseries	Agent :	Graham Anthony Associates
Location:	THE REFUGE, RUSKIN ROAD, FRECKLETON, PRESTON, PR4 1DR		

Proposal:	OUTLINE APPLICATION FOR SUB-DIVISION OF EXISTING HOUSE (THE REFUGE) INTO 3 DWELLINGS, AND ERECTION OF 11 DWELLINGS TO REAR WITH ASSOCIATED GARAGING, PARKING AND LANDSCAPING. (ACCESS AND LAYOUT APPLIED FOR WITH ALL OTHER MATTERS RESERVED.)
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Decision

Outline Planning Permission: - Granted

Conditions and Reasons

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

In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 2 Before any works are commenced on site, details of the reserved matters, namely appearance, landscaping, and scale, shall be submitted to and approved by the local planning authority and the development thereafter carried out in accordance with such approval.

The application was submitted in outline and details of these matters still remain to be submitted
- 3 That the planning permission hereby approved relates to the location plan GA1770-LP-01 Rev D2 dated January 2011, and Proposed Site Plan GA1770-SP Rev C dated December 2011.

In order to appropriately define the permission as agreed with the applicant's agent.
- 4 That the dwellings hereby approved shall be limited in scale to no more than two storeys, with the dwellings on plots 12, 13 & 14 limited to no more than a single storey.

To ensure that the development has an appropriate relationship with the neighbouring properties and provides an acceptable standard of development.
- 5 Prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

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

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

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

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

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 8 Prior to the commencement of construction on any dwelling hereby approved, a satisfactory programmed landscaping scheme for the area of residential development including hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

- 9 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, areas of landscaping and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future.

- 10 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Fuel containers
- H Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

- 11 Notwithstanding the provision of Classes A and B of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A Gates, walls, fences
- B New access
- C Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

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

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

- 13 Prior to the commencement of development, a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The

development shall be implemented in full accordance with this plan, unless variations from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

- 14 Prior to the commencement of construction on any of the dwelling houses full details of the means of surface water drainage of the site, including the means of on-site storage and attenuation rates, shall be submitted to and approved in writing by the Local Planning Authority. This system shall not include any connections to the public foul sewer system and should it involve a Sustainable Urban Drainage System (SUDS) then details of the future management of the SUDS and a management company that will be established to oversee the maintenance of the drainage system shall form part of the submitted scheme. The approved works shall thereafter be implemented and fully commissioned in line with an agreed phasing scheme and shall be maintained thereafter.

To ensure a satisfactory means of drainage is provided and that there is no increase in the volumes of surface water discharged from the site.

- 15 Prior to the commencement of construction on any of the dwelling houses full details of the means of foul water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented during the development and shall include that the development is drained on a separate system with only foul drainage connected into the foul sewer.

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

- 16 Prior to the first occupation of any dwelling hereby approved (other than units 1 or 2) the access between Lytham Road and the site shall be improved to accord with the details shown on the approved site plan defined in condition 3. These works shall include the improved width of the access way, the construction of footways at both sides of this access way and their connection to the existing footpath network on Lytham Road, the appropriate lighting of this access way, and the introduction of appropriate drainage. All such works shall be undertaken in accordance with the Lancashire County Council Specification for the Construction of Estate Roads so as to allow the access way and development to be adopted by the highway authority.

To secure appropriate improvements to the access to the site from Lytham Road in the interests of highway safety.

- 17 Prior to the commencement of any development hereby approved, a detailed scheme for the upgrading of the two bus stops closest to the site (on the north and south sides of Lytham Road) to Quality Bus Stop standard shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented prior to the first occupation of any of the approved dwellings.

To secure appropriate improvements to the highway network around the site to encourage sustainable transport

Informative notes:

1. The applicant should be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No.: 0870 6870501) will advise on any issues regarding diversions or modifications.
2. United Utilities have no objection to the proposed developments at this stage. However, due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore the applicant should be made aware that the proposed developments may fall within the required access strip of a public sewer. Therefore, United Utilities suggest that the applicant contacts a Building Control Body at an early stage, to discuss this matter further.
3. 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. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning 0845 0530011 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.
4. If at any time prior to or during works, the presence of Great Crested Newts are suspected or detected, work must stop immediately and an appropriately qualified ecologist and / or Natural England must be consulted for advice.

If at any time prior to or during works, the presence of bats are suspected or detected, work must stop immediately and an appropriately qualified ecologist and / or Natural England must be consulted for advice.

To remove planted bird nesting habitat during the bird breeding season (generally of May to July in any year) is an offence under the Hedgerow Protection Act and the developer is advised to schedule tree removal outside of that period to avoid conflict.

5. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 10

Application Reference: 13/0266		Type of Application: Change of Use
Applicant:	Mr William Brookes	Agent :
Location:	BROOK COTTAGE , GARSTANG ROAD, SINGLETON, POULTON	

Proposal:

LE FYLDE, FY6 7SX
PROPOSED CHANGE OF USE OF OUTBUILDING TO REAR AS
INDEPENDENT DWELLING WITH ACCESS AND DOMESTIC
CURTILAGE

Decision

Change of Use: - Granted

Conditions and Reasons

- 1 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, and E of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Flues and Chimneys
- H Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

- 2 Within 3 months of the date of this planning permission, a close boarded fence of a height of 1.8 metres shall be erected to the boundary between the properties known as 'Brook Cottage' and 'Selcourt' as indicated in orange on the plan hereby approved, and a post and rail fence shall be erected along the line edged green.

To protect the amenity of the occupiers of those named properties and to define the curtilage to the dwelling at Brook Cottage.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

Item Number: 11

Application Reference: 13/0320		Type of Application: Full Planning Permission	
Applicant:	Mr & Mrs Carter	Agent :	Homeplan Designs
Location:	37 MILL LANE, STAINING, BLACKPOOL, FY3 0BH		
Proposal:	PROPOSED ORANGERY TO REAR		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 The materials of construction and/or finish in respect of the extension 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.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area