



MINUTES

Planning Committee

Date:	Wednesday, 27 July 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Noreen Griffiths, Gavin Harrison, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Ray Thomas, Stan Trudgill.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Jennifer Simpson, Lyndsey Lacey-Simone, Curtis Fletcher.
Members of the Public:	1 member of the public attended the meeting.

Public Speakers

There were no registered speakers.

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.

Councillor Kiran Mulholland declared a personal and prejudicial interest in planning application No: 22/0358 in so far as his son is the applicant. He left the meeting during the discussion and voting on that item.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 22nd June 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Noreen Griffiths substituted for Councillor Heather Speak.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. A copy of the Late Observations Schedule was circulated prior to the meeting.

5. St Annes Town Centre and Island Masterplan

Mark Evans (Head of Planning) was invited by the Chairman to present the report. In do so, he stated that work commissioned to produce a Masterplan for St Anne's Town Centre and the Island was nearing completion and the report presented the final draft of the Masterplan to members for consideration.

Mr Evans stated that the Masterplan would be used to guide future investment in the town, to support applications for grant funding and to help secure Section 106 contributions from future developments in the area.

Mr Evans then went on to provide the Committee with an overview of the key elements/ various projects across the scheme.

A copy of the final draft of the St Anne's on the Sea Town Centre Masterplan was included as an appendix to the report.

During the discussion, it was suggested that the various town and parish councils be provided with a link to the access the document. Mr Evans agreed to do this.

Councillor Richard Redcliffe in his capacity as Chair of the Town Centres Working Group stated that he wished to place in record his thanks and appreciation to BDP and all the officers involved in the Project. This was endorsed by the Chairman and members of the Committee.

Following consideration of this matter it was RESOLVED:

1. That the final draft of the St Annes Town Centre and Island Masterplan be adopted as a framework to guide future investment and development projects in the resort.
2. That the St Annes Town Centre and Island Masterplan and companion documents be used to support applications for grant funding and to secure financial contributions from developments (Sn 106) in the borough to ensure the future vitality of the town centre and the island.

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

Information Items

The following information item was received and noted by the Committee.

6. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 11 June and 15 July 2022.

(Councillor Kiran Mulholland was not in attendance during the consideration of this matter)

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Item Number 1

Application No:	21/0653	Application Type:	Full Planning Permission
Applicant:	Ms Connor	Agent:	Mr Carruthers
Location:	HILL TOP FARM, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HS		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND TO MIXED USE AS A SINGLE GYPSY / TRAVELLER PITCH WITH ONE STATIC CARAVAN AND UP TO THREE RESIDENTIAL TOURING CARAVANS, AND FOR INCIDENTAL USE OF EXISTING STABLE AND STORE BUILDING. DEVELOPMENT INCLUDES LAYING OF HARDSTANDING AND ALTERATIONS TO ACCESS TO BACK LANE WITH INCREASED WIDTH AND NEW WALL		
Ward:	Singleton and Greenhalgh	Parish:	Singleton

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Hill Top Farm Location Plan (A3) received 18/4/22
- Site Plan - Hill Top Farm Block Diagram (A3) received 18/4/22

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.

2. The site hereby approved as edged red on the location plan listed in condition 1 shall consist of no more than 1 pitch with that pitch occupied by a single family. The pitch shall contain no more than a single park home or static caravan, and no more than 3 touring caravans which shall be located in general accordance with the arrangement shown on the site plan listed in condition 1.

Reason: To protect the visual amenities of the area, to control the amount of development on the site, and to ensure vehicles can enter and exit the site in forward gear in accordance with policies GD7 and H5 of the Fylde Local Plan to 2032 (incorporating Partial Review).

3. The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Traveller Sites (August 2015), or any subsequent national policy superseding that document.

Reason: The grant of planning permission for a residential caravan park, holiday caravan park or other residential use would not be appropriate and is only permissible due to the identified

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circumstances of the applicant in accordance with Policy H5 of the Fylde Local Plan to 2032 (incorporating Partial Review).

4. All caravans stationed on the site shall meet the definition of a caravan as stated in the caravan Sites and Control of Development Act 1960.

Reason: To ensure that no buildings or other structures other than those hereby approved are erected or positioned on the site in accordance with policies GD7 and H5 of the Fylde Local Plan to 2032 (incorporating Partial Review).

5. The existing buildings on site identified as a utility block and a storage building on the site plan listed in condition 1 of this planning permission shall only be used for purposes that are incidental to the residential occupation of the site as a single gypsy pitch as hereby approved.

Reason: To ensure that the use of the existing buildings does not generate any additional highway safety or residential amenity implications beyond those considered in the determination of this application and so which could conflict with policies GD7 and H5 of the Fylde Local Plan to 2032 (incorporating Partial Review).

6. Within three months of the grant of this planning permission the following highway works shall be completed:

- a) visibility splays measuring 2m x 66m in both directions shall be provided at the site access to Back Lane with the land within these splays maintained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures in excess of 1m in height at all times thereafter.
- b) Any entrance gate to be erected at the access shall be relocated so that it is positioned at least 15m back from the edge of the carriageway
- c) The area of land between the entrance gate and the edge of the carriageway shall be appropriately paved in tarmacadam, concrete, block pavements or other solid material
- d) The previously existing access point from the site to Weeton Road (as indicated on the site plan) shall be closed up and the area of highway verge that provided that access reinstated as grass verge

Reason: To ensure adequate visibility at the site access in the interest of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

7. No later than the end of the first planting season following the grant of planning permission (i.e. by 28 February 2023) a native species hedge shall be planted in the following locations:

- a) To either side of the recessed access point
- b) To the west of the access point along the site boundary with Back Lane from that access to its junction with Weeton Road
- c) To the site boundary of the site with Weeton Road to fill any gaps that exist as a consequence of the previous access point or other works.

The areas of hedge shall be subsequently maintained for a period of 10 years from planting.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality as required by Policy H5 and Policy GD7 of the Fylde Local Plan to 2032.

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8. That any walls, gates or other features installed at the entrance to the site shall be positioned only as shown on the site plan listed in condition 1 of this permission, and the wall element of these shall not exceed 1m in height where it is within 10m of the edge of the carriageway of Back Lane and 1.8m in height elsewhere.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality as required by Policy H5 and Policy GD7 of the Fylde Local Plan to 2032.

9. Within one month of the date of this planning permission a 1.8m high fence shall be erected to the boundary of the approved pitch area and the M55 motorway, with this fence being of a design that deters opportunities for climbing. In that timescale a 1.2m (or similar) stock proof fence shall be erected along the boundary of the area edged blue on the approved location plan and the M55 motorway.

Both elements of fencing shall be erected along the full extent of the respective areas and shall be retained in that position thereafter.

Reason: To minimise the potential for access to the motorway area from the site by its occupants, visitors, or animals in the interests of safety as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

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. Works in Highway Note

Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section 38 and/or section 278 Agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works to be carried out within the adopted highway.

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Item Number 2

Application No:	22/0281	Application Type:	Householder Planning Application
Applicant:	Mr & Mrs Richardson	Agent:	Mr & Mrs Richardson
Location:	3 RIBBY ROAD RIBBY WITH WREA PRESTON LANCASHIRE PR4 2NB		
Proposal:	EXTENSION AND ALTERATION OF THE DWELLING: 1) ALTERATION OF MAIN ROOF OF THE DWELLING FROM HIP TO GABLE, 2) DORMER EXTENSION TO REAR ROOF SLOPE, 3) SECOND FLOOR WINDOW INSERTION TO SIDE.		
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 - RS Design Job 21-549 Drawing EX-01
- Proposed Plans & Elevations - RS Design Job 21-549 Drawing PR-01 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 development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 of this permission.

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. Before the approved extended roof space is first occupied the new second floor window in the north east facing side gable of the dwelling shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-

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opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of adjoining occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) 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 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.

Item Number 3

Application No:	22/0358	Application Type:	Householder Planning Application
Applicant:	MR & MRS MULHOLLAND	Agent:	MR MARTIN SMITH
Location:	6 POLPERRO DRIVE FRECKLETON PRESTON LANCASHIRE PR4 1YD		
Proposal:	EXTENSION AND ALTERATION OF THE DWELLING: 1) HIP TO GABLE ROOF ENLARGEMENT, 2) REAR DORMER.		
Ward:	Freckleton West	Parish:	Freckleton

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.

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2. This permission relates to the following plans:

- Location plan - Clover Job 21-083 Drawing 1001 Rev A
- Proposed elevations and floor plans - Clover Job 21-083 Drawing 1100 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 and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, prior to commencement of the development hereby approved, representative samples or full details of all materials to be used on the external surfaces of the extensions shall be 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 host property 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.

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.