



Agenda

Planning Committee

Date:	Wednesday, 20 May 2020 at 10:00am
Venue:	Remote Meeting Via Zoom
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.</p>

Public Speaking at the Planning Committee

Members of the public may register to speak on individual planning applications: see [Public Speaking at Council Meetings](#).

Please Note: This meeting is being held remotely via Zoom. To access the meeting please click on the link below.

<https://us02web.zoom.us/j/86142952096?pwd=QTNWZIRydjJHNkF4NGc3a3czOVFBUT09>

Meeting ID: 861 4295 2096

Password: 232415

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members can obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 18 March 2020 a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
4	Planning Matters	3 -70

	INFORMATION ITEMS:	
5	List of Appeals Decided	71- 79

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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20 May 2020

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Background Papers

The background papers used in the compilation of reports relating to planning applications are listed below, except for such documents that contain exempt or confidential information defined in Schedule 12A of the Local Government Act 1972:

- Fylde Local Plan to 2032 Adopted Version (October 2018)
- Joint Lancashire Minerals and Waste Local Plan
- Bryning-with-Warton Neighbourhood Plan
- Saint Anne's on The Sea Neighbourhood Development Plan
- National Planning Policy Framework 2019
- National Planning Practice Guidance
- The Community Infrastructure Levy Regulations 2010 (as amended)
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Other Supplementary Planning Documents, Guidance and evidence base documents specifically referred to in the reports.
- The respective application files
- The application forms, plans, supporting documentation, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports.
- Any additional information specifically referred to in each report.

These Background Documents are available online at www.fylde.gov.uk/resident/planning

Planning Committee Schedule

20 May 2020

Item Number: 1

Committee Date: 20 May 2020

Application Reference:	19/0442	Type of Application:	Full Planning Permission
Applicant:	Huws Gray Ltd	Agent :	Cadnant Planning
Location:	HUWS GRAY (FORMER PH TIMBER) UNITS 4 AND 5, SHARD ROAD, SINGLETON, POULTON LE FYLDE, FY6 9BU		
Proposal:	CHANGE OF USE OF LAND AND BUILDINGS FROM A TIMBER YARD TO A BUILDERS' MERCHANT (SUI GENERIS USE) INCLUDING CREATION OF NEW ACCESS TO SHARD ROAD, FORMATION OF ADDITIONAL HARDSTANDING TO INCREASE EXTERNAL STORAGE SPACE AND ERECTION OF 2M HIGH WELD MESH FENCING TO NORTHERN, EASTERN AND SOUTHERN BOUNDARIES - PART RETROSPECTIVE APPLICATION		
Ward:	SINGLETON AND GREENHALGH	Parish:	Singleton
Weeks on Hand:	44	Case Officer:	Kieran Birch
Reason for Delay:	Negotiations to resolve difficulties		
Click Here for application site on Google Maps		Click here for application on FBC website	

Summary of Recommended Decision: Delegated to Approve

Summary of Officer Recommendation

The application site is a former timber yard located on the west side of Shard Lane, off the A585 near to the borough boundary with Poulton-le-Fylde and Wyre Borough. The proposal is part retrospective as it relates to the use of the premises as a builder's merchants which is currently the case. Alongside that a new access to the site from Shard Road is proposed, and the extension of existing hardstanding to form an enlarged external storage area. Native landscaping is proposed along the site's south and east boundaries to assist with its appearance in the wider rural landscape.

The proposal is considered to be acceptable in principle as Policy GD4 'Development in the Countryside' allows for the re-use of existing buildings, which is essentially what is proposed here with the buildings remaining but their use changing from a timber fencing merchant to a builders merchant. The NPPF also supports development in rural areas, including the growth and expansion of all types of business, both through the conversion of existing buildings and the erection of new ones.

Since the application was submitted officers have secured revised plans to reduce the physical extent of the proposed development, and with the proposed landscaping it is considered that the development will not create undue visual harm to the amenities of the area. LCC Highways have no objections to the proposed new access, with the existing access

blocked up and landscaping inserted in its place. There will be no unacceptable impact to residential amenity, with the application supported by a noise assessment to which the council's Environmental Protection team have no objections. A condition controlling hours of operation at the site can be placed on any permission that is granted to ensure that this is not unreasonable given the proximity of residents. There are no heritage, drainage or biodiversity issues with the application, and so the development is recommended for approval.

Reason for Reporting to Committee

The application is for 'major development' and so it is necessary to present the application to the Planning Committee for a decision.

Site Description and Location

The application site is Huws Gray Builders Merchants, located on the west side of Shard Road, off Mains Lane which forms part of the A585 which links Poulton-le-Fylde and beyond to the M55 motorway. The site was formally PH Timber, a timber yard which was granted planning permission for that use through application 01/0683. Since that permission was granted there have been various permissions at the site for the erection of new buildings associated with that use, along with extending areas of hardstanding to provide car parking and storage space. The site is located in the open countryside in the Fylde Local Plan to 2032. The site is not located in a flood zone.

The site is currently accessed via an access track to the south of the site and which is located adjacent to the rear gardens of existing residential dwellings to the south. Along the site frontage to Shard Road are ornamental trees and an area of grass with the buildings and storage areas set back away from the road. The buildings themselves are a variety of former agricultural buildings and new employment buildings. In front of the buildings are storage racks where timber and other materials are stored externally.

Adjacent land uses to the south are residential dwellings, to the north and east are open fields, and to the west the extensive rear gardens of the dwellings that form ribbon development along Mains Lane.

The site is washed over by the Countryside designation under Policy GD4 of the Fylde Local Plan to 2032.

Details of Proposal

The application is for a part retrospective change of use from a timber yard to a builder's merchant which is a sui generis use. It also proposes the creation of a new access from Shard Road, and the formation of additional hardstanding areas within the site to increase the external storage space.

The existing buildings on the site total 2,678 sqm of floorspace. The buildings would be utilised for the storage of specific materials, as was the case with the site when it was a timber merchants. As this is a change of use application the appearance of the buildings and their location would not be altered.

A new 2m high green mesh fence is proposed to the north, south and east boundaries of the site. A new area of concrete hard standing is proposed to extend the external storage area within the

premises. Within these areas storage racks up to 3m high are proposed.

The existing access would be closed, with part of the hardstanding removed and landscaping planted in this area as well as alongside the southern boundary between the site and the existing dwellings. This would take the form of native trees and shrubs, with the same proposed alongside the boundary with Shard Road, along with a native hedge mix.

The proposed layout shows staff and customer parking located to the entrance to the trade counter building which is located centrally on the western boundary. The premises are open to trade in the hours that are typical for a builders merchants and currently operate between the hours of 07:30-17:00 on Monday to Friday and 08:00-12:00 on Saturdays.

Relevant Planning History

Application No.	Development	Decision	Date
15/0881	REMOVAL OF CONDITIONS 7 & 9 ON PLANNING PERMISSION 01/0683 TO ALLOW SITE TO BE OPEN TO MEMBERS OF THE PUBLIC, AND TO REMOVE RESTRICTION THAT LIMITS USE TO FENCING STORAGE/FABRICATION ONLY	Withdrawn	17/03/2016
12/0271	ADVERTISEMENT CONSENT FOR NON ILLUMINATED FREE STANDING SIGN (RETROSPECTIVE)	Granted	29/06/2012
11/0396	DEMOLITION OF EXISTING WAREHOUSE AND STORES AND ERECTION OF SINGLE STOREY WAREHOUSE AND STORE. (FOR STORAGE OF TIMBER)	Granted	07/11/2011
07/0024	ERECTION OF NEW TIMBER STORAGE BUILDING AND ALTERATION TO VEHICULAR ACCESS ONTO SHARD ROAD	Granted	15/03/2007
06/0601	RETROSPECTIVE ADVERTISEMENT CONSENT TO DISPLAY NON ILLUMINATED FASCIA SIGN TO PREMISES SHOP	Withdrawn by Applicant	25/06/2010
06/0584	RETROSPECTIVE CHANGE OF USE FROM MANUFACTURING / STORAGE TO MANUFACTURING, STORAGE AND RETAIL AND FORMATION OF EXTERNAL STORAGE AREA. ALTERATION TO SITE ACCESS.	Refused	19/10/2006
04/0345	CHANGE OF USE FROM OPEN FIELD TO CAR PARK AND ERECTION OF BOUNDARY FENCING	Granted	13/07/2004
01/0683	CHANGE OF USE REDUNDANT FARM BUILDING TO STORAGE OF TIMBER FENCING/PANELS AND FABRICATION OF FENCING PANELS	Granted	31/10/2001

Relevant Planning Appeals History

None

Parish/Town Council Observations

Singleton Parish Council notified on 23 July 2019 and comment:

Whilst the Parish Council has no objection to the application and was pleased to see that the

entrance to this yard had been moved away from the nearby houses, it remains concerned about the environmental safeguards and would ask planners to be mindful of the close proximity of the business to the houses that border the site.

Statutory Consultees and Observations of Other Interested Parties

Lancashire County Council - Highway Authority

State that they do not have any objections regarding the change of use or creation of the new access, and are of the opinion that the development will not have a significant impact on highway safety, capacity or amenity in the vicinity of the site.

They state that the sightlines and swept path analysis that have been provided as part of the application are acceptable and that the closure of the existing access and new access will be subject to a S278 agreement.

They request conditions regarding the closure of the existing access and the submission of detailed drawings of the new access.

Highways England

Highways England has no objection to this application, as we would not anticipate any material change in traffic associated with this site upon the A585 trunk road.

Lancashire CC Flood Risk Management Team

Initially objected stating the FRA was inadequate due to it not including a surface water management plan for the whole of the site. (12/8/19)

A revised FRA was then received and their comments (3/12/19) were as follows:

- After reviewing revised plans they remove their objection.
- Request a condition requiring no development to commence until the final design of the sustainable drainage scheme has been submitted and approved by the LPA and LLFA.
- This will be required to not exceed the pre-development run-off rates and soakaway volume provision.

As the plans have been revised to reduce the developable area of the site, the applicants submitted an updated FRA which reflected the updated plans and the LLFA were consulted on the 1/5/20. No comments received at the time of writing this report.

Natural England

Natural England has no comments to make on this application.

Environmental Protection (Pollution)

With reference to your memorandum dated 23rd July 2019, there are no objections to the above proposals.

The noise report suggests that there will be no adverse impact as a result of the operations on site and I would agree with these conclusions based on the information supplied. The applicant shall be aware that should noise complaints be received investigations would still take place under statutory nuisance.

Regeneration Team (Landscape and Urban Design)

Commented on the original scheme as follows:

The proposals will create a significantly adverse impact on the current visual amenity and the landscape character of the area.

Any proposals will require significant screening, which should NOT be provided by further close board fencing being installed closer to the site boundary. The screening should be provided by a mix of deciduous and evergreen planting along the site boundaries. The planting should include tree and shrubs of differing species, size and age with the aim of producing a visual shelterbelt that will include a tree canopy and an understorey.

The application, in its current state, cannot be fully assessed due to a lack of information.

The application needs to address the issue of screening and should include landscape plans, including sections, detail drawings and a landscape schedule / specification. In addition, the application should include a maintenance schedule (this should be for a minimum of 5 years, but 10 years would be preferred).

United Utilities

Were consulted on the revised plans on 1/5/20 and commented that the Drainage Strategy is acceptable in principle to United Utilities. Request a condition that requires the development to be carried out in accordance with the submitted FRA and drainage strategy. They also suggest a condition required details of the maintenance schedule.

Neighbour Observations

Neighbours notified:	23 July 2019
Amended plans notified:	01 April 2020
Site Notice Date:	
Press Notice Date:	01 August 2019
Number of Responses	Three letters of objection to original consultation. One letter of objection to revised plans.
Summary of Comments	Objections to original consultation as follows; <ul style="list-style-type: none">• Impact on locally listed buildings. (Shard Cottage and 130 Mains Lane). Listed building 400m away (Mains Hall).• Impact on character and appearance of the area.• Impact on residential amenity from noise from vehicles. Noise survey inadequate.• Impact on surface water from increased hardstanding.• Gas products could affect safety of neighbours.• Site could be contaminated from previous uses (tyre fitting and road surfacing company).• Dispute that site is connected to mains sewer.• Landscaping should be provided along the southern boundary.• Lack of parking on the site.• Use as builders merchants more intense than a B8 timber yard.• Many inaccuracies in reports submitted.

- Green fence out of character.

Objection to revised plans as follows;

- Most of our comments remain and should be taken into account.
- Concerned about the routing of surface water.
- Lots of landscaping to Shard Road but there should be more near to neighbours.
- Storage racks should be located further away.

Relevant Planning Policy

Fylde Local Plan to 2032:

CL2	Surface Water Run-Off and Sustainable Drainage
EC2	Employment Opportunities
ENV1	Landscape
ENV2	Biodiversity
GD4	Development in the Countryside
GD7	Achieving Good Design in Development

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

The main issues to be considered when determining this application are;

- Principle of Development
- Design/Visual impact on character of the area
- Highways issues
- Residential amenity
- Flooding and drainage
- Other issues

Principle of the development

As ever Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 indicates that development proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF advocates a presumption in favour of sustainable development.

The development plan consists of the recently adopted Fylde Local Plan to 2032. This plan identifies

the application site as being within the open countryside and therefore policy GD4 applies directly to the site. Policy GD4 aims to protect the countryside from development which would harm its rural character. However, it permits some development stating that they are necessary to support rural life and maintain or enhance the rural economy. Accordingly, GD4 limits development to the following;

- a) that needed for purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development;*
- b) the re-use or rehabilitation of existing permanent and substantial buildings;*
- c) extensions to existing dwellings and other buildings in accordance with Policy H7;*
- d) development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside;*
- e) isolated new homes in the countryside which meet the criteria set out in Policy H6;*
- f) minor infill development*

As such GD4 supports the re-use and rehabilitation of existing buildings, which is essentially what is proposed here with the buildings remaining but their use changing from a timber fencing merchant to a builders merchant. When the site was granted planning permission under a previous policy context it was granted on the basis that former agricultural buildings were being re-used and as such it formed sustainable development. Now the site has expanded with permissions for new buildings granted and it has become a small business site in the open countryside.

The NPPF is a material consideration of note. With regard to supporting a prosperous rural economy, paragraph 83 states the following;

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship*

In this para criteria a) supports the growth and expansion of all types of business in rural areas, both through the conversion of buildings and new buildings. Therefore, the principle of the change of use of the existing buildings, and the expansion of the business through the extended storage areas can only be found to be compliant with this section of the NPPF.

The development proposed can therefore be considered to support economic growth and expansion in a rural area, is supported by both national and local planning policies, and is acceptable in principle.

Design/Visual impact on character of the area

The change of use of the buildings to a different use does not have any implications for their appearance, and as such this will not create any visual impact on the character of the area. However,

the provision of the new access, along with the increased area proposed for hardstanding and external storage will have an impact of this nature.

Policy GD7 of the Local Plan to 2032 requires development to be of good design and take into account the character and appearance of the local area, in particular;

d) Ensuring the siting, layout, massing, scale, design, materials, architectural character, proportion, building to plot ratio and landscaping of the proposed development, relate well to the surrounding context.

h) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the visual amenities of the local area.

Policy ENV1 requires developments to have regard to its visual impact within its landscape context and type within which it is situated. It also requires landscape buffers for development that impacts on land in the open countryside, and that this should be native landscaping which should be managed and maintained.

The council's Landscape Officer criticised the landscape impact of the original scheme in his comments that are outlined above. The planning officers agreed with this view as the scheme as originally submitted provided no additional landscaping besides where the existing entrance is, and placed the proposed 2m mesh fence directly behind the existing landscaping along Shard Road, with the storage areas right up to that boundary. It was officers view that this would be extremely prominent when viewed along Shard Road and as such amended plans were requested. It was also considered that the revised plans should take the opportunity to provide additional landscaping adjacent to the southern boundary, to soften the appearance of any development viewed from the rear of neighbouring dwellings.

As such revised plans were received which set the proposed boundary fence further back into the site, tapering away from Shard Road towards the north. Within the area between the new fence and the front of the site, additional tree and shrub planting is proposed, and behind that atop of a small 1m high bund a native hedgerow is proposed. This will all grow higher and will succeed in softening the appearance of the development, thus avoiding harm to the visual amenities of the area and provide the landscaped buffer along the public viewed area of the site required by Policy ENV1. A line of native trees and shrubs is proposed along the southern boundary where no buildings are located and this will assist in softening the impact of the existing development from neighbouring dwellings.

It is therefore considered that the revised plans propose an acceptable form of development, that is in compliance with GD7 and ENV1 and will not create any unacceptable harm to the visual amenities of the area. Conditions are required to ensure that the landscaping and other works set out on these plans are implemented and maintained.

Highways issues

The application has been submitted with detailed access plans which show the existing access closed, with the hardstanding removed and grass seeded. They also show the provision of a new access located centrally along the site frontage with Shard Road, with appropriate site lines achieved.

As outlined above LCC Highways have no objections to the development, stating that the proposal will not have an impact on highways safety or capacity. They raise no comment on the propose

internal layout, and request conditions relating to the closure of the existing access and the details of the new one. As such there are no highways issues with the application subject to conditions to require that the works shown on this plan are implemented, with a condition appropriate to secure that.

Residential amenity

Policy GD7 of the Local Plan to 2032 requires that development be sympathetic to surrounding land uses and occupiers. The NPPF requires that new development is appropriate for its location, taking into account the likely effects (including cumulative) on health and living conditions, the natural environment and the sensitivity of the site to the wider area.

The nearest neighbours to the site are those to the south, which are located at their nearest point approximately 15m from the site's southern boundary. In terms of the existing site and how that operates as a commercial business, it is arranged with the access road and car parking area located adjacent to the first three dwellings that share a boundary with the site to its south. Then along that boundary are small storage buildings which contain plywood, gates, wheelbarrows and timber/cement.

The proposal is to change the existing use from a timber yard to a builder's merchant. It is proposed in the revised site layout that the same buildings will be located along this boundary, which will be used for storage in association with the merchants use. The existing access will be closed, thus removing the entrance to the site for all vehicles and an area of parking, and in its place a line of native landscaping as described above planted, including trees and shrubs, and beyond that external storage racks.

The application has been submitted with a noise assessment which considers the impact of the proposed development on residential amenity. This noise assessment considered the impact of the principal noise sources associated with the existing premises including forklift truck movements, loading and unloading of materials, timber cutting equipment and a dust extractor fan. The noise was monitored from a position adjacent to boundary with the dwellings to the south, central along that boundary line. This was monitored from a Saturday to a Tuesday, thus encompassing all weekend work and two week days. The premises were in operation during monitoring and it was found that the cumulative sound rating level ranged from between 2dB above and 4dB below the background noise level. The background noise being the traffic noise on the A585 and Shard Road.

Adverse impacts are expected where level is over 5dB above background noise level, and significant adverse impacts at over 10dB above background noise level. The sporadic HGV arrivals and departures cause a low to negligible impact. Thus, the assessment concludes that the site is suitable for its current commercial operation.

The Council's environmental protection team has considered the noise assessment and as stated above has no objections to the proposals, and states that he agrees with the conclusion of the assessment that there will be no adverse impact as a result of the operations on the site. He does however warn that noise complaints received will still be investigated under statutory nuisance legislation. Therefore, if the site does create more noise that is at a level that will cause adverse impacts of over 5dB above background noise then they will be able to take action. As such it is considered that the development will not impact unacceptably on residential amenity, with a condition to be imposed on any permission to limit the operation of machinery within the site and the opening hours to the standard daytime hours when background noise levels are higher.

Flooding and drainage

The application site is located in flood zone 1 and therefore all forms of development are appropriate in this area. The application has been submitted with a drainage strategy and FRA to which the LLFA originally objected, as it did not include the whole site, it was subsequently revised to do that and they confirmed they had no objections.

Following receipt of the revised plans which set the development back from the road and neighbours as described above an updated drainage strategy have been submitted. This strategy and FRA proposes to drain surface water to a large soakaway, designed to received 708sqm of surface water run-off with a capacity of 74 cubic metres. In the event of surface water backing up to the surface from the soakaway, once it is full, it will be routed towards, and form a pond in the north eastern corner of the site. The soakaway is designed to have capacity for up to an extreme event (1 in 100 year rainfall event) and has a 30% allowance for climate change. These plans account for the additional area to be covered in hardstanding, the remainder of the site will drain as it already does.

United utilities have confirmed that they have no objections to the revised plans, and given the LLFA withdrew their objection previously and the site now has a smaller developable area, and increased landscaping which will also soak up surface water, it is not considered that there will be any objections from the LLFA. Therefore there are no issues with the development.

Other issues

- Heritage – Neighbours refer to the fact that two dwellings near to the site are locally listed. The application does not propose any works to these dwellings and as such will not impact on them. Nor are any buildings proposed to be erected anywhere near to these dwellings, so their heritage value will not be impacted upon. Mains Hall is over 400m away and the proposed development will have no impact on this asset nor its setting. There are therefore no heritage issues with the application.
- Biodiversity – The application proposes to extend the existing area of hardstanding at the site. However, this is being extended onto manicured grass which holds little biodiversity value. And with the native trees, shrubs and hedgerows proposed to be planted, it is considered that there will be a net gain with regard to biodiversity thus complying with the NPPF.

Conclusions

The principle of the proposed change of use and expansion of an existing rural business is acceptable and in compliance with policy GD4 and the NPPF. The new development will not have an impact on the visual amenities of the area, with the set back from the highway and mitigating landscaping proposed softening the schemes visual impact. The development whilst different from a timber yard will not have an unacceptable impact on neighbouring residential amenity and there are no highways, drainage or other technical issues with the application.

The plans available at the time of the preparation of the report include a couple of minor anomalies where changes introduced on some plans have not been carried over to all drawings. To allow these to be resolved it is suggested that the Committee delegate the approval of the application to officers so that the decision can be issued once accurate and consistent plans reflecting the scheme set out in this report have been received.

Recommendation

That the decision on the application be delegated to the Head of Planning and Housing subject to the receipt of accurate and consistent plans. In the event that he decides to grant planning permission then that decision shall be subject to a series of conditions with the following list suggested for these, albeit he is delegated the authority to add, remove or amend these as is necessary:

1. The development must be begun not later than the expiration of three years beginning with 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 - Drawing no. 00719-CCE-V1-XX-404001-C-80 0003 SO REV PO1.1
- Existing Site Plan – Drawing no. 000719-CCE-V1-XX-404001-C-80-0001 S0 02
- Proposed Site Plan - Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S5 04
- Proposed sections – Drawing no. 000719-CCE-V1-XX-404001-C-80-0004 S4 05
- Existing Flood routing – Drawing no. 000719-CCE-V1-XX-404001-C-5030-0001 S5 03
- Proposed Drainage layout -Drawing no. 000719-CCE-V1-XX-404001-C-5030-0001 S5 03
- Proposed Flood extent – Drawing no. 000719-CCE-V1-XX-404001-C-80-0003 S1 01
- Proposed Landscape plan – Drawing no. MH-060-01
- Detailed Planting sheet 1 – Drawing no. MH-060-02
- Detailed Planting sheet 2 – Drawing no. MH-060-03
- Planting detail – Drawing no. MH-060-04
- Landscaping sections – Drawing no. MH-060-05
- Site access as proposed – Drawing no. 000719-CCE-V1-XX- 404001-C-80-005- S0 PO1.1
- Proposed boundary fencing – Drawing no. 00719-CCE-V1-XX-404001-C-80 0006 SO REV PO1.1

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. The use of the overall site hereby approved shall be for a builder's merchants (sui generis) and the use of the individual buildings within the site shall be that as shown on the Proposed Site Plan – (Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S5 04). Any change of use from those shown on this plan will require the written consent of the Local Planning Authority.

Reason: To provide appropriate control over the use of the site and the individual buildings within it that are within the closest proximity to neighbouring dwellings to safeguard the amenities of the occupiers of those neighbouring dwellings in accordance with policy GD7 of the Local Plan to 2032.

4. The premises shall not be open to trade and there shall be no movement of vehicles or operation of machinery on site that has the potential to generate any noise audible at the site boundary

outside of the hours of 07:30-17:00 on Monday to Fridays, and 08:00-12:00 on Saturdays.

Reason: To safeguard the amenities of the occupiers of the neighbouring dwellings and in accordance with policy GD7 of the Local Plan to 2032.

5. None of the built development hereby approved shall be undertaken until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include:

Pipe/structure references

Dimensions,

Design levels,

- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate (which has been calculated at 1.31l/s 1 in 1, 2.6l/s 1 in 30 and 3.2l/s 1 in 100 + climate change, and soakaway volume provision of 80.64m³). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- c) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include management and maintenance of the soakaway (access/cleaning/inspection and periodic replacement when necessary).

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the final drainage designs are appropriate following detailed design investigation, and that the site is adequately drained and will not lead to flood risk on or off the site in the future

6. The external storage racks shall be no higher than 3m asides the one 4m rack located adjacent to the existing building, as shown on the Proposed sections plan (000719-CCE-V1-XX-404001-C-80-0004 S4 05).

Reason: To safeguard the visual amenities of the area in accordance with policy GD7 of the Local Plan to 2032.

7. The whole of the landscape works, as shown on approved landscaping plans (Drawing no's. MH-060-01, MH-060-02, MH-060-03 and MH-060-04) shall be implemented in full during the first available planting season following the extended hardstanding area hereby approved becoming operational. The implemented scheme shall 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.

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

8. Within 3 months of the grant of this planning permission a scheme for the construction of the revised site access and associated off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a timescale for the construction of that access, and the closing off the existing access and its reinstatement as shown on the plan approved under condition 2 of this permission, which shall be no later than 12 months following the grant of this planning permission.


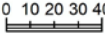
The new access and associated works shall be implemented and the existing access closed off in accordance with this scheme and the timings it contains.

Reasons: In order to provide an appropriately located and designed access arrangement for the approved use and development in the interests of highway safety and residential amenity as required by Policy GD7 of the Fylde Local Plan to 2032.

9. The extended external storage area as shown on the proposed Site Plan (Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S5 04) shall not be implemented until the approved access scheme referred to in condition 8 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.



		(c) Crown Copyright and database right (2020). Ordnance Survey (100006084).	
Application No. 5/19/0442	Address Huws Gray (Former P H Timber), Units 4 & 5, Shard Road, Singleton	Grid Ref. E.3324 : N.4292	Scale 0 10 20 30 40 m 

View from Shard Road looking north (towards River Wyre)



View from Shard Road looking south (towards Mains Lane)



Item Number: 2

Committee Date: 20 May 2020

Application Reference:	20/0064	Type of Application:	Change of Use
Applicant:	Fox Brothers Ltd	Agent :	CFM Consultants Ltd
Location:	GORST FARM, LODGE LANE, ELSWICK, PRESTON, PR4 3YH		
Proposal:	CHANGE OF USE OF LAND TO ALLOW STORAGE OF SAND BAGS FOR A TEMPORARY PERIOD OF 12 MONTHS - RETROSPECTIVE APPLICATION		
Ward:	ELSWICK AND LITTLE ECCLESTON	Parish:	Elswick
Weeks on Hand:	14	Case Officer:	Katie Halpin
Reason for Delay:	Negotiations to resolve difficulties		
Click Here for application site on Google Maps		Click here for application on FBC website	

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application relates to Gorst Farm which is located on Lodge Lane to the east of Elswick village, and is within the countryside area as designated by Policy GD4 of the Fylde Local Plan to 2032. The application is submitted retrospectively and relates to the change of use of a series of silage clamps and land around them to the rear of the farmhouse for a temporary period of 12 months, for the storage of sandbags.

Policy GD4 limits development in the Countryside to preserve the general rural character of the area but allows uses appropriate to a rural area, the re-use of existing permanent and substantial buildings, and other limited purposes. When considered against the policy background of GD4 it is considered that, on a temporary basis for 12 months, the development would have no more of a significant impact on the Countryside than the lawful use of the land agricultural storage. Accordingly it is considered that the use is acceptable under Policy GD4.

The application is subject to an objection from Elswick Parish Council relating to visual intrusion, it leading to unregulated numbers of HGVs accessing Elswick village, noise pollution from the loading works, and the retrospective nature of the application.

With regards to the visual intrusion this has not been found to be any more significant than what is possible under the lawful use of the land for agricultural purposes such as the storage of silage bags for example. The issues raised over HGVs accessing the village is over in the short term as no further importation of sandbags will take place and LCC Highways have raised no objection to the removal of the sandbags when this temporary planning permission expires. Similarly issues of noise pollution that occurred when the material was brought to the site have also now ceased and in accordance with the response from Environmental Protection controls will be applied to restrict the noise level of any future vehicular/machinery movements relating to the removal of the sandbags and the hours of

operation that the removal can take place within. Finally, the retrospective nature of the application cannot be considered as a reason for refusal.

As such the proposal, on a 12 month temporary basis, is considered to comply with the requirements of Policies GD4 & GD7 of the Fylde Local Plan to 2032 subject to conditions restricting the importation of any further sandbags, the route of the egress being away from Elswick village, the noise levels of any vehicles/machinery on site and the hours of operation the site can be used for when removal of the sandbags commences.

Reason for Reporting to Committee

The officer recommendation for approval conflicts with the views of the Parish Council and so it is necessary to present the application to the Planning Committee for a decision.

Site Description and Location

The application site is land at Gorst Farm, Lodge Lane, Elswick. In particular the application relates to an area of land to the south side of Gorst Farm farmhouse on the south side of the road. The site is within the designated countryside in accordance with Policy GD4 of the Fylde Local Plan to 2032.

Surrounding land uses on the south side of Lodge Lane are agricultural with isolated dwellings to the north and west and directly to the northern side of the site are open fields. There are residential properties on the northern side of Lodge Lane that extend from the village to a point opposite Gorst Farm, with the nearest being 70m from the stored material, albeit with the farmhouse between to obscure any views.

Details of Proposal

The retrospective application proposal is for a temporary change of use of the land to the rear of the farmhouse from agricultural storage to sandbag storage for a temporary period of 12 months.

The sandbags storage is split into 2 separate locations. Storage Area 1 shows the sandbags utilising 3 of the 4 pre-existing storage bays where the sandbags are stacked no more than 4 high, measuring 4.9m in height and do not over spill the height of the existing walls of the storage bays which sit at 7.4m in height. The first two storage bays measure 204m² in floor space with the third to the south measuring 110.5m² in floor space. Directly to the north of the pre-existing storage bays is a further stack of sandbags completing Storage Area 1. These cover the same floor area as the floor area as both the first two pre-existing storage bays however this stack is piled 6 sandbags high measuring 7.2m in height. This storage area is located 14.8m to the rear of Unit 4.

Storage Area 2 is located between Unit 4 and the western boundary of the land and forms an L-shape. It measures 25m along the western boundary, 16.5m to the southern elevation and covers a floor space of 290m². It is piled 6 bags high in places providing a maximum height of 7.2m. All the sandbags are white builders bulk bags commonly made from polypropylene.

The planning agent has confirmed that no further sandbags are to be brought onto the site.

Relevant Planning History

Application No.	Development	Decision	Date
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20/0059	MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 19/0123 FOR: 1) INCREASE IN EAVES AND RIDGE HEIGHTS OF DWELLINGS ON PLOTS 1 AND 2 AND INCREASE IN RIDGE HEIGHT OF DWELLING ON PLOT 3 TO PROVIDE ADDITIONAL LIVING ACCOMMODATION AT SECOND FLOOR LEVEL; AND 2) INSERTION OF SECOND FLOOR WINDOWS AND/OR ROOF LIGHTS IN EACH DWELLING (RESUBMISSION OF APPLICATION 19/0886)	Granted	24/03/2020
19/0886	MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 19/0123 FOR INCREASE IN HEIGHT OF ALL THREE APPROVED DWELLINGS TO PROVIDE ADDITIONAL LIVING ACCOMMODATION AT SECOND FLOOR LEVEL INCLUDING INSERTION OF ROOF LIGHTS TO REAR ROOF SLOPES AND SECOND FLOOR WINDOW INSIDE ELEVATION OF DWELLING ON PLOT 3	Refused	03/01/2020
19/0644	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 16/0576 FOR THE APPEARANCE AND LANDSCAPING OF A DEVELOPMENT INVOLVING THE ERECTION OF TWO DWELLINGS	Granted	04/10/2019
19/0123	ERECTION OF 3 NO DETACHED DWELLINGS WITH ASSOCIATED GARAGES, ACCESS, EXTENSION TO PEDESTRIAN FOOTWAY, ERECTION OF DOUBLE GARAGE FOR FARMHOUSE AND REINSTATEMENT OF FORMER FARMYARD AREA TO GRASSLAND	Granted	05/07/2019
17/0667	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AGRICULTURAL LAND TO FORM A STONE-SURFACED STORAGE SITE/COMPOUND ASSOCIATED WITH RAILWAY IMPROVEMENT WORKS (TEMPORARY USE SOUGHT UNTIL 31 MARCH 2018)	Granted	10/11/2017
17/0540	RETROSPECTIVE CHANGE OF USE OF LAND TO USE AS A MECHANICAL PLANT STORAGE COMPOUND INCLUDING DEMOLITION OF FORMER AGRICULTURAL BUILDING AND CREATION OF HARDSTANDING AREAS	Refused	10/11/2017
16/0576	OUTLINE APPLICATION FOR ERECTION OF 2 NO. DWELLINGS AND GARAGES FOLLOWING DEMOLITION OF EXISTING BARN WITH ACCESS, LAYOUT AND SCALE APPLIED FOR WITH OTHER MATTERS RESERVE	Granted	13/10/2016
16/0102	RESUBMISSION OF APPLICATION 15/0576 FOR OUTLINE APPLICATION FOR ERECTION OF 5 NO. DETACHED DWELLINGS, FOLLOWING THE DEMOLITION OF EXISTING BARN. (ACCESS APPLIED FOR ALL OTHER MATTERS RESERVED)	Refused	11/05/2016
15/0576	OUTLINE APPLICATION FOR ERECTION OF 5 NO. DETACHED DWELLINGS, FOLLOWING THE DEMOLITION OF EXISTING BARN. (ACCESS APPLIED FOR ALL OTHER MATTERS RESERVED)	Refused	15/10/2015
15/0018	RE-SUBMISSION OF 14/0088 - PROPOSED CONVERSION, PARTIAL DEMOLITION,	Granted	26/03/2015

11/0827	EXTENSION AND SUBDIVISION OF EXISTING BARN TO FORM TWO NO. DWELLINGHOUSES	Granted	01/05/2012
08/0863	CHANGE OF USE OF AGRICULTURAL BUILDINGS TO B8 STORAGE	Refused	29/10/2010
05/0795	CHANGE OF USE FROM DWELLING TO OFFICES, ERECTION OF REPLACEMENT DWELLING, CONVERSION OF AGRICULTURAL BUILDINGS TO 3 NO. OFFICES FOR B1 USE AND REMAINDER FOR B8 STORAGE AND DISTRIBUTION USE FOR THE SECURE STORAGE OF CARAVANS ALONG WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS IMPROVEMENTS AND LANDSCAPING (AS AMENDED)	Granted	16/12/2005
04/1195	CHANGE OF USE FROM REDUNDANT AGRICULTURAL BUILDING TO WOOD FUELLED RENEWABLE ENERGY PLANT. RESUBMISSION OF APPLICATION 04/241 FOR NEW ACCESS.	Granted	17/01/2005

Relevant Planning Appeals History

Application No.	Development	Decision	Date
16/0102	RESUBMISSION OF APPLICATION 15/0576 FOR OUTLINE APPLICATION FOR ERECTION OF 5 NO. DETACHED DWELLINGS, FOLLOWING THE DEMOLITION OF EXISTING BARNS. (ACCESS APPLIED FOR ALL OTHER MATTERS RESERVED)	Dismiss	15/12/2016

Parish/Town Council Observations

Elswick Parish Council notified on 12 February 2020 and comment:

"It was resolved to RECOMMEND REFUSAL IN THE STRONGEST MANNER AND REQUEST THE APPLICATION BE CONSIDERED AT FBC FULL COUNCIL MEETING.

The following points were noted:

- 1. Visual intrusion with the stacking of pallets / sand bags being visible from several areas of the village.*
- 2. Unregulated number of HGVs accessing the site via the village.*
- 3. Noise pollution from the site especially with regards to reversing fork lifts.*
- 4. The company has a history of not adhering to planning regulations and the nature of this application being retrospective shows a similar trend"*

Statutory Consultees and Observations of Other Interested Parties

Environmental Protection (Pollution)

There are no objections to the above proposals in principle, however I would add the following conditions:

- Should machinery/transport vehicles be used on the site, then the development hereby permitted shall be designed so that the rating levels for cumulative noise from all noise sources associated with the development shall not exceed the existing background noise level (LA90) at the external façade of nearby noise sensitive*

premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

- *The use of commercial operations on the site shall be limited to the hours of 08.00 to 18.00, Monday to Friday, 08.00 to 13.00 on Saturdays, and not on Sundays and Bank Holidays.*

Lancashire County Council - Highway Authority

LCC Highways does not have any objections regarding the proposed change of use of land to allow storage of sand bags for a temporary period of 12 months - retrospective application, and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

As a retrospective application the sandbags are on site. It is requested that a suitable condition is placed to prevent the import of new sandbags. If new sandbags are to be imported it is requested that a new application is made.

It is requested that the route for the large wagons to travel to and from the site is conditioned to ensure that the HGVs are not taken through the village of Elswick.

Cllr Hayhurst – Ward Councillor

I would also like application 20/0064 to be considered by the committee. This is at least the third occasion that they have been forced to apply for retrospective planning permission having undertaken their activities without any planning conditions. The huge piles of sand in white bags have been stacked high without any landscaping and can be seen from many viewpoints in and around the village, most notably the very popular village hall and recreation site in Roseacre Rd. Residents of the village have again been subject to HGV movements and noise without any planning controls despite the previous enforcement notice which was served on the company. If this application is granted, I am sure that it will be simply a matter of time before the activities on the site become permanent either by a further application or by default.

Neighbour Observations

Neighbours notified:	12 February 2020
Site Notice Date:	13 February 2020
Number of Responses	10
Summary of Comments	<p>All comments received raise objection with the following matters raised:</p> <ul style="list-style-type: none">• Fox Brothers are again using the land without getting planning permission first• Inappropriate amounts of HGV activity through Elswick village causing significant highway safety issues for residents and considered to be dangerous• Activity causing noise and pollution due to the size of the HGVs and the volume of vehicular movements• Entry and exit to the site is not suitable for HGV as it is just after a blind bend

- Junction of A585 and road into Elswick village is dangerous for HGV access
- Inappropriate development in a rural setting on the edge of a residential village
- Strongly object to living opposite a visually unattractive industrial site. The storage of the sandbags and pallets is visually intrusive from key areas of the village and therefore not in line with the Adopted Local Plan
- Visual intrusion throughout the village and particularly from the village hall & recreation area and Lodge Lane

Relevant Planning Policy

Fylde Local Plan to 2032:

GD4	Development in the Countryside
GD7	Achieving Good Design in Development

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

None

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

This retrospective application seeks planning permission for a period of up to 12 months for a change of use of the land from agricultural storage to sandbag storage. The importation of the sandbags to the land began in December 2019 and finished mid-January 2020. The main issues to consider as part of this application are

- The visual impact on the streetscene and countryside
- The impact on residential amenity
- Highway safety

Principle

The site forms part of a farm, and whilst it is no longer operational it would be lawful for an agricultural use to recommence and so the site could be used for agricultural storage. Indeed, the storage clamps are specifically designed for that use. Therefore, the principal of using the land for an element of storage is already considered to be acceptable. The key issues to examine as part of the determination of this application are whether the use of the land for sandbag storage is materially different from agricultural storage to render its impact on the rural character of the countryside, neighbouring amenity and highways to be unacceptable.

Policy GD4 limits development in the Countryside to preserve the general rural character of the area but allows uses appropriate to a rural area, the re-use of existing permanent and substantial

buildings, and other limited purposes. The lawful use of the land for agricultural storage could recommence at any point and could potentially have a greater impact on the Countryside through higher stacks of silage bags, in the existing silage clamps and beyond, wrapped in colours that cannot be controlled. Whilst the current storage goes beyond the storage clamps, there is no restriction on the land as to where agricultural storage can be undertaken and the storage area is relatively well constrained in and around these clamps to minimise the visual impact as is set out below.

Whilst the storage use will have limited economic value, it will have some value over simply leaving the site vacant and so there is some support for this in exception a) of Policy GD4 which allows for “... other uses appropriate to a rural area, including uses which would help to diversify the rural economy...”. With the storage mainly utilising the existing storage clamps on site Policy GD4 exception b) also applies as this relates to “the re-use or rehabilitation of existing permanent and substantial buildings”.

Given these policy exceptions, the proposed 12 month duration of the storage use, and the potential for the site to be reused for agricultural purposes that are more intrusive it is considered that the proposal accords with Policy GD4 in principle. However, this is predicated on them not being visually harmful or leading to other overriding planning harms and so these are to be assessed below.

Impact on the Streetscene & Countryside

When looking directly towards Gorst Farm farmhouse from close range views there is very little impact on the streetscene as the storage is to the rear of the farmhouse and a frontage barn that obscures it from these direct views. There is a greater impact on the streetscene when approaching the site on Lodge Lane from both the east and west.

Travelling from the east, towards Elswick village, the top 2 layers of sandbags from the northern pile of Storage Area 1 are visible, although the existing hedgerow does provide an element of screening. It is not considered that the view of 2 layers of sandbags viewed from such distances will be visually intrusive or unduly impact on the wider rural landscape.

Travelling from the west away from Elswick village there are a string of properties on the north side of Lodge Lane and a commercial garage and a residential property, Moorside, on the south side of Lodge Lane. Lodge Lane has a hedgerow running along its southern edge with a gap where the development is more visible. From this side of the village it is the side of Storage Area 2 that is most visible although there are views of Storage Area 1 but most of this is shielded by piles of wooden pallets and vehicles on site. It is not considered that this view is unacceptable based on the fact that prior to the sandbags being brought onto the site, the view from the streetscene would have been the sides of the existing outbuildings and the empty storage bays, neither of which are considered to be an improvement on the current streetscene.

Storage Area 2 sits 23.8m back from Lodge Lane, behind an existing outbuilding and Storage Area 1 is set back over 54m back from Lodge Lane behind existing outbuildings, the farm house and raised bunds and so the development is not considered to impact on the streetscene to such an extent to warrant a refusal of the application. It is also an important consideration that under the lawful agricultural storage use of the land it could be used for the storage of silage which would have no restriction on location within the site of the stacks or the height or colour of plastic wrap used of the stacks.

The development is largely shielded from long views within the open countryside by the farmhouse and outbuildings, hedges on Lodge Lane, a bund to the east of the land and the storage bays

themselves. The most significant impact on the countryside from long views is from the west, from the Village Hall and recreation area and from the south from Roseacre Road. The Village Hall is located around 400m to the west. The appearance of the sandbags is exacerbated by the white colour of the builder bags that the sand is contained within. However, if the sandbags were not there views from the south and west would not be of open countryside but that of the rear of the outbuildings and storage bays at Gorst Farm. Whilst the storage of the sand bags does not support the purposes of agriculture, horticulture or forestry contained within Policy GD4, the impact of the storage of the sandbags is not considered to be any greater than piles of silage bags stored in plastic wrap, the colour and number of which could not be controlled, and would lawfully be allowed for the purposes of agriculture.

It is also an important consideration that the use is proposed for a limited period only. This is the basis that the application is made on and would be enforced through a condition if approved. It is also a condition of planning permission 19/0123 relating to residential development of the site frontage that the area containing the storage is reinstated to grassland and so that provides a further security on the temporary nature of this use as the site owners will surely wish to implement that planning permission.

On the basis that the storage is to exist for a temporary period of 12 months and the visual impact of it is relatively limited then the scheme is considered to accordance with the Policies GD4 and GD7 of the Fylde Local Plan to 2032.

Residential Amenity

There are potential issues with this in terms of the visual impact of the stored material, and the noise and disturbance from the use of vehicles associated with the loading/unloading and stacking operations.

Travelling from the east, the closest residential properties are Tiny Paws Cottage to the north (over 200m away), Higher House Farm to the east (over 200m away), and Hoole House and Lodge House to the east located beyond a dense vegetative barrier (280m and 320m away respectively). At these distances the storage has no impact on the residential amenity of the occupants of these properties.

Travelling from the west away from Elswick village there are a string of properties but these are on the north side of Lodge Lane and a commercial garage and a residential property, Moorside, on the south side of Lodge Lane. Moorside, on the south side of Lodge Lane, is located 120m from the development and does have a first floor window on its eastern elevation however this property does benefit from some natural screening around the perimeter of the property and so, due to this screening and the distance involved, it is not considered that the development unduly impacts on the visual amenity of this property. To the south of the land lies Selborne Farm. A large part of the development is shielded behind stacks of wooden pallets, however the sandbags in the storage bays are visible from this property which is located around 30m from the southern storage bay in Storage Area 1. Given that the sandbags in the storage bays are stacked to be lower than the side and rear walls of the storage bays, the development is not considered to unduly impact on the residential amenity of this property to any greater an extent that the existing silage clamps would have done previously. The closest residential properties, Ashlea and Selbourne House, shielded from the storage by existing outbuildings at Gorst Farm and the orientation of the front of their properties angling away from the development.

Noise pollution has also been raised by the Parish Council and some objectors, primarily relating to forklift movements but also the noise from HGVs. Whilst the noise created by the importation of

the sandbags has now ceased, as no further sandbags are to be imported, it is considered appropriate to attach conditions in line with recommendations from Environmental Protection to control the noise levels of vehicular / machinery movements during the removal of the sand bags and restricting the hours of operation within which the sandbags can be removed. These will ensure that any machines operate during daytime hours only, and that they are fitted with appropriate silencers for the use undertaken.

Based on the above, the development is considered to be in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Highways and Parking

A significant number of the objections received detailed issues relating to HGV movements through Elswick Village, near misses with such vehicles, and the fact that the access to the site is not safe.

The access to the site was granted planning permission under application 04/1195 which was at a time when the farm was operational and so the vehicle movements would include tractors and HGVs undertaking feed, animal and other deliveries. LCC Highways were consulted on this application at the time and did not object. Similarly no objection has been raised by the highway authority in respect of this application and so the access is considered to be acceptable for the use proposed.

The planning agent has confirmed that it is the intention of the applicant to only remove the sandbags in full HGV loads to reduce the number of vehicle movements egressing the site and have proposed a route taking the traffic away from Elswick village which LCC Highways have considered to be acceptable and can be secured by condition. This route involves any vehicles egressing the site turning right onto Lodge Lane. At the end of Lodge Lane vehicles will turn left onto Watery Gate Lane and continue on this road until vehicles will turn right onto White House Lane which leads to the A586 trunk road. It is envisaged that 125 full separate vehicle movements will be required to empty the site but the frequency of these movements is impossible to predict at the current time. Reference has also been made regarding the safety of the junction of the A585 with the B5269 towards Elswick. Highways England comments under application 17/0667 found the junction to be safe whilst noting that potential conflict between HGV drivers and other vehicles was the responsibility of HGV drivers to avoid. This would also be the case for whichever route the HGVs take to remove the sandbags in the future however this junction is unlikely to be used due to an alternative route for the removal of the sandbags being identified and secured by condition.

With the lack of objection to the development from the highway authority, the limited number of movements involved in removing the stored material, the lack of additional material being brought to the site, and the opportunity to condition the routing of vehicles leaving the site it is considered that development is considered to be in accordance with criteria q) of Policy GD7 of the Fylde Local Plan to 2032.

Other Matters

It is an important consideration that the sandbags are now in situ and the planning agent has confirmed that no further sandbags will be brought on site, with this enforceable by condition. At some point the sandbags will need to be removed whether that is sooner by refusal of this application or in 12 months time when a temporary permission would expire. Conditions can be applied to prevent any further importation of materials and to control the hours of operation the sandbags can be removed within in line with the recommendations from Environmental Protection.

A number of objections have referenced a long history with the applicants and the fact that retrospective applications have been submitted to rectify previous issues on this land. Whilst this is frustrating for the local residents, this is not a consideration that can be taken into account when determining a planning application and cannot be considered solely as a reason for refusal.

Conclusions

The application seeks to regularise the change of use of the land at Gorst Farm, located in the countryside area to the east of the village of Elswick, for the storage of sandbags for a temporary period of 12 months. Having viewed the application and considered the issues raised by the objectors, it is considered that the application is in accordance with Policies GD4 & GD7 of the Fylde Local Plan to 2032.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. This permission relates to the following plans:
 - Location Plan - Drawing no. PF/04706/001
 - Proposed Site Plan - Drawing no. PF/04706/002
 - Proposed Elevations - Drawing no. PF/04706/003

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

2. The removal of the sandbags shall only be undertaken between the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturday and shall not take place on Sundays or Bank Holidays. No machinery shall be operated, no processes associated with the removal of the sandbags shall be carried out, and no vehicles despatched from the site outside these times.

Reason: To minimise the potential for noise and disturbance arising from site operations and vehicle movements in the interests of the amenity of surrounding occupiers in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

3. Notwithstanding Condition 2 above any operation in connection with the removal of the sandbags which includes the operation of machinery / transport vehicles shall be designed so that the rating levels for cumulative noise from all noise sources associated with the removal of the sandbags shall not exceed the existing background noise level (LA90) at the external façade of nearby noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards.

Reason: To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of surrounding residential properties in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

4. The removal of the sandbags from the site shall only be undertaken in vehicles that have an unladen weight of 3.5 tonnes or greater. Any vehicle of that weight that is leaving the site in association with the removal of the sandbags shall accord with the routeing set out in the email

dated 9 April 2020 from the applicant's agent with this being "*east along Lodge Lane, north into Watery Gate Lane and north again via White House Lane to the main trunk road Garstang Road. There will be no routing through Elswick Village*" when leaving the site, with journeys to the site by such vehicles following this route in reverse. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all activities relating to the removal of the sandbags shall thereafter take place in accordance with this duly approved scheme.

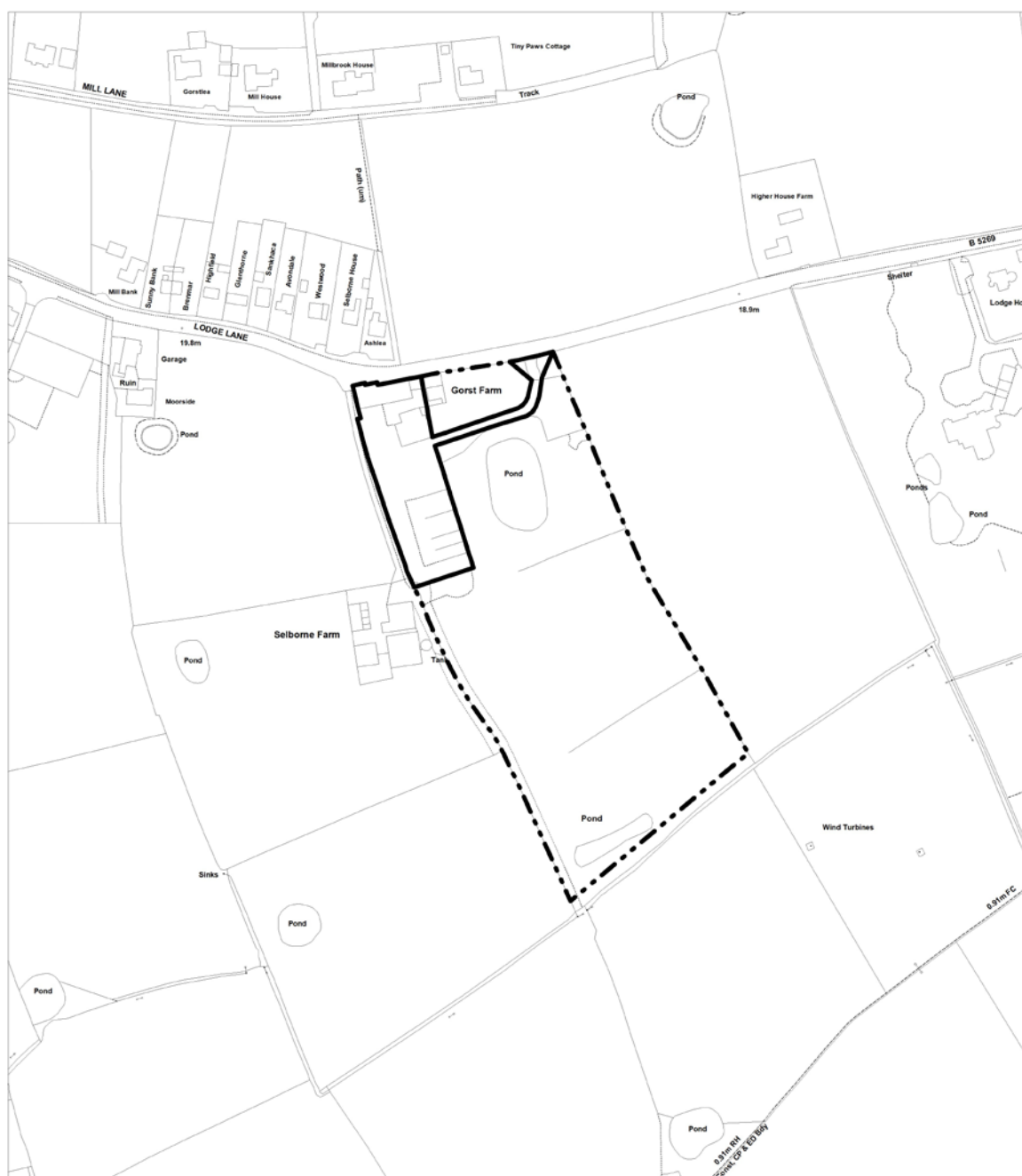
Reason: To ensure that the routeing of larger vehicles to and from the site is undertaken along surrounding roads that are best able to accommodate such vehicles with the least potential for disturbance to residential amenity or harm to highway safety in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.


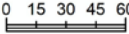
5. The sandbag storage use hereby permitted shall cease and all sandbags and associated appurtenances shall have been removed from the site no later than 31 May 2021.

Reason: The issuing of a temporary permission will allow the Local Planning Authority to retain control over the use of the land in the interests of visual amenity and in order to preserve the character and appearance of the Countryside Area in accordance with the requirements of Policy GD4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

6. The temporary storage use hereby permitted relates to the sandbags that are currently on site only, and so there shall be no further importation of additional sandbags to the site as edged red on the approved plan.

Reason: To provide appropriate control over the extent of stored material in the interests of the rural character of the area, neighbouring residential amenity and highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.



		(c) Crown Copyright and database right (2020). Ordnance Survey (100006084).	
Application No. 5/20/0064	Address Gorst Farm, Lodge Lane, Elswick	Grid Ref. E.3426 : N.4381	Scale 0 15 30 45 60 m 

Area of open storage of sand bags



Area of storage in clamps



Item Number: 3

Committee Date: 20 May 2020

Application Reference: 20/0114		Type of Application: Full Planning Permission	
Applicant:	Blackpool Council	Agent :	Cassidy + Ashton Group Ltd.
Location:	BLACKPOOL AIRPORT ENTERPRISE ZONE, LAND AT COMMON EDGE ROAD, MARTON FOLD BLACKPOOL		
Proposal:	FORMATION OF 12 NO. NEW NATURAL GRASS SPORTS PITCHES		
Ward:	KILNHOUSE	Parish:	St Anne's on the Sea
Weeks on Hand:	10	Case Officer:	Kieran Birch
Reason for Delay:	Not applicable		
Click Here for application site on Google Maps		Click here for application on FBC website	

Summary of Recommended Decision: Delegate to Officers to Approve

Summary of Officer Recommendation

The application site consists of 11.5 hectares of open grassland and a small area of airport taxiway, on land that formed part of the airport and is now part of the Blackpool Airport Enterprise Zone. It is located to the west side of Queensway and its junction with Division Lane and is allocated as Green Belt.

The proposed development is for the formation of 12 grassed sports pitches. These consist of five full size 11-a-side football pitches, six 7-a-side football pitches and one 9-a-side football pitch. No floodlights, fencing buildings or artificial turf pitches are proposed as part of the development. It is expected that a future application on land to the north will be submitted with details of car parking, changing rooms and amendments to the existing pitches. The current application is solely for the formation of the pitches and is submitted in advance of the other as they will take 12 to 15 months to be ready for use.

The proposal is acceptable in principle as the NPPF allows development for sport uses that preserves the openness of the green belt including "*Material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries and burial grounds)*". Policy EC4 – The Blackpool Airport Enterprise Zone is a general policy that permits uses such as leisure on the site when it doesn't impact on aviation at the airport, and as such the principle is acceptable.

Sport England have raised concerns with the scheme in its original form as there was some impact on existing facilities, however the application has been amended so none of the existing pitches are now lost as part of this application. Any future application that involves the loss of existing pitches will need to satisfy Sport England's policies of qualitative and quantitative replacement. The council has re-consulted Sport England on this matter. There will be no unacceptable impact to residential amenity from the development, and there are no heritage, drainage or biodiversity issues with the application. As such the development is recommended for approval.

At the time of writing this report the views of Sport England are outstanding and whilst it is expected that the revision has addressed their concerns it is requested that the decision on the application is delegated to officers to allow the final Sport England view to be received and considered.

Reason for Reporting to Committee

The application is for 'major development' and so it is necessary to present the application to the Planning Committee for a decision.

Site Description and Location

The application site is located on the west side of Queensway and its junction with Division Lane. It is located in the Green Belt and also forms part of the Blackpool Airport Enterprise Zone allocation in the Local Plan to 2032.

The site is currently made up of 11.5 hectares of open grassland. A single-track road runs along the northern boundary of the site and bisects the western portion. Running through the site is an un-used former taxiway

To the north of the application site are existing sports facilities including South Shore cricket, squash and rugby club and AFC Blackpool, a football club. To the east of the site are residential dwellings located on Division Lane, to the south open grassland and Blackpool Airports runway, and to the west the airport itself.

The majority of the site is within Fylde, with a small area to the north within the administrative area of Blackpool Council.

Details of Proposal

The application submitted is for the creation of 12 grass pitches within the Blackpool Enterprise Zone (EZ). They are proposed on land that is designated greenbelt and is currently open and has no built development on it. The EZ is subject to a current outline application for the development of its first phase (19/0316), which is anticipated to be delivered by 2023. This EZ has existed since April 2016, with a 25-year lifespan and the intention to deliver long term sustainable growth to both Blackpool and Fylde Boroughs. The first phase will see works take place to the north of this application site, including the formation of a new highway junction and access to the EZ from Common Edge Road. Within the site a mixed-use development is proposed including leisure, sports pitches, a nursery, 57 dwellings and 90,000 sqm of industrial floorspace. However, this application is anticipated to be amended once this application has been determined. The EZ totals 144 hectares of land, with the aim of creating 3000 jobs on site.

This standalone application has been submitted to facilitate that wider development by allowing the advance preparation of sports pitches that are to be relocated under that development, and due to the need to commence work on site this year given that the pitches will not be ready for 12 to 15 months after being prepared. The existing outline application will then be revised or re-submitted as part of the wider EZ works. Securing permission for the pitches proposed here is anticipated to mitigate the loss of some of the pitches to the north.

The pitches are all for football and are laid out directly adjacent to each other, but with enough

room around them for spectators. Proposed are five full size 11-a-side pitches, six 7-a-side pitches and one 9-a-side pitch. No floodlights, fencing buildings or artificial turf pitches are proposed as part of the development. This application seeks to establish the principle of the pitches only, so that they can be constructed. The phase 1 application will cover parking matters, which will be located around the existing sports club. This will also include a club house and changing rooms. The pitches are for amateur level use.

The only physical works proposed are to form the pitches. This will involve, spraying off existing vegetation, stripping topsoil and then storing it for future use and then grading the exposed soil to form the pitch platform. Once the platform is confirmed as suitable topsoil will be placed back onto the ground with a drainage system installed and then the pitches will be seeded. No details of the management of the pitches have been submitted with the application.

The application has been revised since first being submitted, with two 7-a-side pitches moving from the north to the south of the site as a result of Sports England's concerns regarding their siting over existing rugby pitches.

Relevant Planning History

Application No.	Development	Decision	Date
18/0935	SCREENING OPINION PURSUANT TO THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 IN RESPECT OF 90,000SQM OF B1, B2 & B8. 8,000 SQM OF D2. 275 SQM OF A1. 275 SQ OF A3. 56 UNITS OF C3. 2 NO. ARTIFICIAL SPORTS PITCHES AND STADIA FACILITIES WITH ANCILLARY ELEMENTS INCLUDING ACCESS ROAD, CAR PARKING, PUBLIC OPEN SPACE AND SPORTS PITCHES.	EIA not required	21/12/2018
19/0316	MIXED USE DEVELOPMENT, INCLUDING FORMATION OF NEW HIGHWAY JUNCTION AND ACCESS FROM COMMON EDGE ROAD, TO COMPRISE UP TO 90,000SQ M INDUSTRIAL FLOORSFACE (CLASSES B1/B2/B8); UP TO 7,725SQ M OF LEISURE FLOORSFACE, 2NO. 3G SPORTS PITCHES, 10NO. GRASS SPORTS PITCHES, STADIA FACILITIES AND FLOOD-LIGHTING (CLASS D2); A NURSERY FOR UP TO 50 CHILDREN (CLASS D1); UP TO 323SQM OF RETAIL FLOORSFACE (CLASS A1); UP TO 300SQM OF CAFÉ FLOORSFACE (CLASS A3); UP TO 57 HOUSES (CLASS C3); AND ASSOCIATED ELECTRICITY SUB-STATION, PARKING, LANDSCAPING AND INFRASTRUCTURE (OUTLINE APPLICATION WITH ALL MATTERS RESERVED).	Undetermined	

Relevant Planning Appeals History

None

Parish/Town Council Observations

St Anne's on the Sea Town Council notified on 11 March 2020 and comment:

Constraint – Green Belt Land. N.P. and Sports England Support enterprise zone proposals providing Green Belt Land not compromised and proportionate mitigation is implemented. Policy SS1 N.P.

This would seem to be an appropriate use of a wedge of land off a main road. Our only concern is the failure to provide additional off-road parking for users/spectators of these pitches.

Statutory Consultees and Observations of Other Interested Parties

National Air Traffic Services

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Blackpool Airport

No comments received.

Blackpool Borough Council

No comments received; however, an identical application is before their officers/members for consideration as part of the site falls in their jurisdiction.

Sport England

Have made various comments all relating to the scheme prior to its revision to relocate pitches to ensure no existing pitches are lost. Their most recent comments are summarised as:

- Sport England believe that the fundamentals of paragraph 97 of the NPPF and the Sport England's Playing Fields Policy need to be addressed before taking into account the wider elements of the application. There therefore needs to be a focus on the quantitative and qualitative element in practice when considering the whole scheme.
- The proposal needs to be considered against Exceptions E4 of Sport England's Playing Fields Policy, both in terms of the loss of the rugby league pitch and also the wider redevelopment proposal. Whilst the wider proposal is not considered as part of this application, if the applicant is considering the provision of new pitches to offset the loss of playing field in the future, it will need to be considered against Exception E4.
- Any application therefore needs to take into account both the quantitative and qualitative elements of the above policy. Where a replacement area of playing field is proposed, Sport England would expect any application to clearly set out the quantity (area) to be lost and the area to be used as replacement provision to be clearly demonstrated and the proposed timescales for delivery.
- In terms of quality, the new area of playing field should be laid out, drained, maintained and provided with the necessary ancillary facilities so as to have the same capability, functionality and flexibility as the existing area of the playing field to accommodate playing pitches, matches, training sessions etc.
- Details therefore need to be submitted with any application proposing replacement provision which will include an assessment of the performance of the existing area of playing field where the loss is to occur, the programme of works (including pitch construction) for the creation of the proposed replacement area of playing field (to ensure that the new provision is delivered to the required quality), along with a

monitoring and management plan. The requirements as set out above should be undertaken and developed by a suitably qualified and experienced sports turf consultant.

- It is noted that the submitted application has not taken the above into account, both in terms of considering the mitigation for the loss of the rugby league pitch and the proposed mitigation as part of the future loss of existing pitches as part of the wider enterprise zone redevelopment. Sport England will therefore require details to be submitted as part of the planning application which clearly demonstrates that the proposal is consistent with the requirements of Exception E4.
- It is noted that in terms of the loss of the rugby league pitch, the additional information seems to suggest that a new 3G rugby league pitch is proposed as part of the next application for phase 1 of the enterprise zone. Exception E4 does not support this approach and therefore a genuine replacement of new playing field would need to be made available for use prior to the implementation of any development affecting the existing area/ usage of the playing field. The suggested future provision also raises concerns regarding the suitability of the AGP to meet requirements and the potential location on existing playing field. This therefore will not represent a genuine replacement and provide the mitigation for the loss of the existing rugby league pitch therefore causing a further loss of natural grass playing field.
- If any subsequent application is submitted for 3G provision on the existing playing field outside of this application it would need to be assessed against E5. For clarity, 3G provision cannot provide mitigation for the loss of grass pitches i.e. the loss of the rugby league pitch etc.

Lancashire County Council - Highway Authority

Have requested that the applicants submit a brief Transport Statement so that there is sufficient information from which to make a representation. They request that the TS looks at the following areas:

- Parking - Consider and provide evidence for existing sports uses traffic generations, other existing uses, parking accumulation when all uses are in operation, and traffic generation for the proposed use.
- Access – Commentary on how proposals support wider EZ Masterplan and access strategy, clarification about existing pitches not in red edge, status of Division Lane and access rights west of existing sports building access and consideration of the layout of the existing sports club access to Division lane and the existing sub-standard main access via Division Lane/Queensway.
- Sustainable Transport – Consideration of options and opportunities, access to bus stops, crossing facilities, enhancement of existing paths/PROW.

Blackpool Borough Council Highways

I have no highways related objection to the proposal – because it only seeks to establish the playing surfaces and will be followed by a later application covering their use as I understand.

Greater Manchester Ecology Unit

The survey found the site to have limited ecological value and those habitats with some value are being retained. A number of precautionary measures are recommended for protected species such as reptiles and nesting birds. To ensure that these recommendations are followed we would advise that they either be incorporated into the

standard Construction Environmental Management Plan (CEMP) or a separate CEMP for biodiversity be required. If the latter option is used we would recommend that the following condition be attached to any permission:

They then suggest a wording for such a condition.

Natural England

Natural England has no comments to make on this application.

FBC Sports Development Officer

There are a number of cross boundary sites falling within neighbouring Blackpool which sit close to the boundary with Fylde which will be used by residents of Fylde and particularly the Common Edge Road site.

The Blackpool/Fylde periphery is referenced to within the Playing Pitch Strategy. The Playing Pitch Strategy provides a framework for maintenance and improvement of playing pitches and facilities within the Borough of Fylde.

One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs and the creation of 12 new grass pitches hits all these areas. Paragraph 73 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities and with the location of the site being so close to the boundary of Fylde I see residents benefitting from the development.

We also have a site located on the opposite side of the airport which is home to St Annes FC and following discussions with representatives of the football club they envisage teams using the proposed site for training purposes.

Regeneration Team (Landscape and Urban Design)

No comments received.

Environmental Protection (Pollution)

No objections to the proposal in principle. Requests details of any lighting to be secured via condition.

United Utilities - Water

Following UU's review of the submitted FRA they confirm that the proposals are acceptable in principle. They state that should permission be granted they request a condition that requires the drainage of the site be carried out in accordance with the submitted FRA. And specifically, that no surface water will be drained into the public sewer. They state that UU are not obliged to take land drainage and therefore no surface water emanating from the site will be allowed into their assets. They also suggest a condition in relation to management and maintenance of the surface water drainage system.

Environment Agency

Confirm that they have no objections to the application, subject to the inclusion of a contaminated land condition:

The site is located on a former landfill site and land which is part of the Airport including a taxiway. The landfill was operational between 1951 and 1969, accepting household and inert waste. The site is not engineered, and excavation of the cap may cause issues in relation to the proposed development.

They state the site may be influenced by the nearby former sewage lagoons landfill to the north-west. The landfill comprised former sewage sludge drying beds (post 1974), and is also known to have accepted excavation materials (1986).

The above land uses present a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located on Secondary B Aquifer and in close proximity to several watercourses

An appropriate assessment of the potential impacts associated with the proposals has not been submitted to demonstrate that it will be possible to suitably manage the risk posed to controlled waters by this development. As such, further information will be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework (NPPF).

Without this condition we would object to the proposal in line with paragraph 170 of the NPPF because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Lancashire CC Flood Risk Management Team

The Lead Local Flood Authority has no objections to the proposed development. They request a condition in relation to submission of details of a surface water drainage scheme. They require these details prior to its installation, and prior to the first use of the pitches that the agreed scheme be implemented. The scheme also need to demonstrate that surface water run-off and volume discharging from the development site does not exceed the existing rates.

They also state that the proposed surface water drainage route into an adjacent watercourse and easterly via a piped network down Division Lane is known to cause surface water flooding due to capacity issues. Therefore, to prevent any increase in flooding surface water draining from the site cannot be increased.

Neighbour Observations

Neighbours notified:	11 March 2020
Site Notice Date:	11 March 2020
Press Notice Date:	
Number of Responses	One

Summary of Comments

- Concerned that the ditch is overgrown and there are no viable signs of an outlet to Moss Sluice.
- No maintenance has been carried out by UU, a functioning ditch must be constructed and regularly maintained.

Relevant Planning Policy

Fylde Local Plan to 2032:

CL2	Surface Water Run-Off and Sustainable Drainage
EC4	Blackpool Airport Enterprise Zone
EC6	Leisure, Culture and Tourism Development
ENV1	Landscape
ENV2	Biodiversity
GD2	Green Belt
GD7	Achieving Good Design in Development
HW1	Health and Wellbeing
HW2	Community Facilities
HW3	Protection & Provision of Indoor & Outdoor Sports Facilities
T3	Blackpool Airport

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance
	St Annes on the Sea Neighbourhood Plan

Site Constraints

Within Green Belt

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

The main issues for consideration when determining this application are;

The principle of the development in the greenbelt
Sport and recreation
Impact on residential amenity
Impact on the highway network and parking provision
Ecology
Flood risk and drainage
Other matters

Principle of the development in the greenbelt

When considering this planning application reference should be made to Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states "*...if regard is to be had to the Development Plan for the purposes of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate*

otherwise". The statutory development plan in this case comprises the Fylde Local Plan to 2032 and the NPPF.

Within the Local Plan the site is allocated as greenbelt (Policy GD2), and within the Blackpool Airport Enterprise Zone (Policy EC4). Policy GD2 states that within these areas national policy for greenbelt development being applied. The NPPF Part 13 refers to 'Protecting Green Belt land' and outlines the importance that the Government attaches to Green belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land open. With regard to new development in the greenbelt paragraph 143 states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"*.

Paragraph 146 states that certain forms of development are not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. Criteria e) states; *"Material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries and burial grounds)"*.

As the proposed development is for 12 grass pitches with no buildings or lighting columns proposed, it constitutes a change of use of land to that for sport and therefore is in compliance with development defined as being appropriate in the greenbelt, and therefore in principle is acceptable in this location.

Policy EC4 – The Blackpool Airport Enterprise Zone is a general policy that refers to the purpose of the designation. It also states that in order to secure the overall development that some alternative uses such as leisure may be appropriate, as long as it does not impact on the aviation uses at the site. As the development is not located in an area where it would impact on the aviation uses of the site, the development is not in conflict with this policy.

Policy SS1 of the St Anne's neighbourhood plan also supports the principle of recreational use in the Green belt as long as mitigation is proposed. As this is an open land use no mitigation is necessary. As such the proposal is acceptable in principle.

Sport and Recreation

As stated above the application originally included two 7-a-side pitches at the north of the application site, where a rugby pitch is currently located. Due to issues raised by Sport England these have been relocated in the scheme now under consideration so they are at the south of the site so that existing pitch was not lost as part of the development.

Whilst not a matter now for this application Sports England concerns were that there needed to be a focus on the quantitative and qualitative elements of the whole scheme, with regard to the loss of the existing pitches and the proposed one. Sport England policy E4 requires that areas of playing field to be lost are replaced prior to the commencement of development by a new area of playing field of equivalent or better quality, quantity, are in a suitable location and have the same accessibility and management arrangements. As such when the application is submitted for the area to the north, the applicants will need to demonstrate that the playing fields subject to this application are equivalent or better than the existing ones both in terms of quality and quantity.

With regard to the location that is virtually the same, and access to the site will be improved. With regard to management no details have been submitted, and whilst the applicants may not know these arrangements now, it is considered that a condition requiring those details, prior to the first use of the pitches is submitted. A condition can also be used to specify the quality of these pitches,

so they meet Sport England's standards.

Therefore, whilst this application independently results in the provision of 12 new sports pitches, and with the revised plans, the loss of none, the application for phase 1 of the EZ will need to address these above concerns. However, the development of the site as proposed does not result in the loss of or reduction in quality or quantity of any sports pitches and therefore complies with Sport England policy E2. There are therefore no issues with this aspect of the application. The development is solely for the development of the pitches so that work can commence on them as soon as possible. The revised phase 1 application will include the details of the changing rooms, parking etc that will serve the pitches.

With regard to the Development Plan, Local Plan policy HW3 – Protection and Provision of Indoor and Outdoor Sports Facilities states that new outdoor sports will be supported where they are accessible, are appropriate in size and scale to the settlement and are listed in the action plan in the adopted Playing Pitch Strategy.

The Council's Sports Development Officer has been consulted on the application and his views are reported above. He states that this cross-boundary site will be used by residents of Fylde, and that this area is referenced in the Playing Pitch Strategy. He states that as one of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all, as well as deliver sufficient community and cultural facilities and services to meet local needs and that the creation of the 12 new grass pitches complies with these principles. Paragraph 73 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities. He states that with the location of the site being so close to the boundary of Fylde his view is that residents of Fylde will benefit from the development. He also refers to a site located on the opposite side of the airport which is home to St Anne's FC and that following discussions with representatives of the football club they envisage teams using the proposed site for training purposes. As such the proposed development brings benefits with regard to opportunities for sport and recreation to residents of Fylde and can be considered in accordance with HW3 and the NPPF.

Impact on residential amenity.

Policy GD7 of the Fylde Local Plan to 2032 requires that development be sympathetic to surrounding land uses and occupiers. The NPPF requires that new development is appropriate for its location, taking into account the likely effects (including cumulative) on health and living conditions, the natural environment and the sensitivity of the site to the wider area.

The proposal is located adjacent to existing sports pitches and eventually will replace the existing ones, therefore the existing noise levels from the site will remain the same, albeit moved towards the south. The nearest neighbours are located to the east, approximately 70m from the nearest pitch on the opposite side of Queensway. It is considered that at such distances, with the intervening highway that there will be no unacceptable disturbance from noise from these pitches, and the Council's EHO has no objections. He has requested a condition requiring detailing of lighting, but as none is proposed that is not necessary. As no floodlighting is proposed then the pitches themselves will be limited to use during daylight hours, and as they are football pitches will be used the majority of the time on Saturday and Sunday mornings, with amateur clubs likely training in the early evenings throughout the week.

Impact on the highway network and parking provision

As stated above Blackpool Highways have no objections to the development on the understanding that parking to serve the pitches will be subject to a future application. However, LCC Highways have requested that the applicants submit a Transport Statement that considers the levels of existing and proposed parking at the site, including cumulatively when all the proposed uses are in operation. They also requested more details about the access to the site and how that will fit in with the wider EZ development and an assessment of the proposed access and layout. LCC also requested that the statement consider opportunities for sustainable transport.

The applicants have since submitted a Transport Statement which makes the following points;

- The site is in a sustainable location with access to a range of local amenities and public transport facilities.
- The existing sports pitches are served by two separate parking Areas, both accessed from Common Edge Road. The car parks though unmarked have a capacity of 91 to the north and 105 to the south. As they are un-marked it is likely that they are not used efficiently and less cars actually use the car parks.
- The existing pitches for all sports have a maximum number of players total of 150. The total maximum number of people on site, with all pitches occupied is 524 people.
- The proposed development consists of 12 grass pitches, once they are available, the existing 12 grass pitches will cease operation. This can be enforced through a suitably worded planning condition.
- The existing car parking areas will continue to provide 196 spaces.
- The proposed re-configuration of the grass pitches reduces the number of larger 11a side pitches which reduces the overall total number of users to 496 people. They consider that the proposed pitches will generate a similar number of trips as the existing ones. And will therefore not generate any additional traffic demand.

LCC Highways have been consulted on the submitted Transport Statement, but at the time of writing the report had not responded. Their views and any conditions they would like to see placed on any planning permission will be reported in the late observations. However clearly a condition that requires the existing pitches not to be in use when the ones proposed here will be necessary. As these pitches are in control of the applicant (Blackpool Council) then this would be reasonable and enforceable.

Ecology

The application has been submitted with an Ecological Assessment that found that the proposed development will have no direct impacts on the Ribble and Alt Estuaries Ramsar and SPA site. Wintering bird surveys have determined that whilst the wider area provides some functionally linked land, this is limited to less than 1 for a single species, the oystercatcher. It found that no oystercatchers have been recorded using habitats within the site but in any event the creation of the pitches will provide some foraging habitat. The EA has found that the site is considered to offer sub optimal habitat for reptiles and breeding birds, with precautionary recommendations proposed.

The Council's ecological consultants (GMEU) have considered the submitted report and do not disagree with its findings. They state that the site was found to have limited ecological value and those habitats with some value are being retained. This being the hedgerow that runs across the existing access road. They state that to ensure that the precautionary measures that are recommended for protected species and nesting birds are carried that they advise that they are

incorporated in a CEMP for biodiversity and recommend condition. This can be included as part of any permission granted, and as such there are no biodiversity issues with the application.

Flood risk and drainage

The method of how the pitches will be laid is described above. There are changes proposed to the existing ground levels of the application site. The submitted FRA and drainage strategy indicates that the existing site has a high point of 8.54m AOD on the western boundary and lowest level of 6.32m AOD adjacent to the eastern boundary. The nearest watercourses to the site are a series of surface water drains and ditches directly adjacent to an accesses track on the northern boundary of the site. These drain easterly via a piped network along Division Lane towards Moss Sluice. Additionally there is a ditch adjacent to the eastern boundary of the site that drains easterly to Moss Sluice. The nearest main river to the site is a tributary of the Moss Sluice which is located approximately 0.3km to the south of the site. The Moss Sluice is located approx. 0.5km east of the site boundary.

Boreholes have been dug across the site in February 2020, these found a shallow layer of topsoil, underlain by 2m of sand. This is then underlain by 2.4m of peat, 2.1m of silt and 9.4m of Clay. No water was struck in the boreholes. Whilst infiltration testing has not been carried out yet, the site is underlain by a very permeable layer of sand which suggests that infiltration is a feasible option.

The proposal will result in the removal of 5710m² of impermeable surface. It is proposed that surface water will be dealt with via infiltration, and that any excess will be discharged to either the culvert to the north of the site, or the existing ditch to the east of the development, both of which then discharge into the Moss Sluice Watercourse.

The EA, UU and the LLFA have all been consulted on the application and none of them offer any objections. The EA have no comments to make with regard to drainage but discuss land contamination which is discussed below. United Utilities comment that they have no objections, and that the proposed drainage strategy is acceptable to them. This is because no surface water is proposed to drain into the sewer, and their proposed condition secures this. They state they are not obliged to take land drainage, and therefore no surface water will be allowed to enter existing sewers.

The LLFA also raise no objections and request a condition that requires prior to the installation of any surface water drainage scheme that the details are submitted for approval, that prior to the first use of the sports pitches the agreed scheme is installed, and that the surface water run off shall not exceed greenfield rates. They state that the proposed surface water drainage route, into an adjacent watercourse and 'easterly via a piped network along Division Lane', is known to cause surface water flooding issues to properties and the highway on Division Lane due to capacity issues. Therefore to prevent an increase of flood risk off site any surface water draining from the proposed site cannot be increased.

Fylde Council's engineer has met with the LLFA and Blackpool Council to discuss the discharge of the water from the new drainage system into Moss Sluice. Officers made it clear that this would not be acceptable with no attenuation and the condition proposed by the LLFA was agreed by all parties.

With regard to the maintenance of the drainage system it was confirmed that Blackpool Council and Blackpool Airport Company will ensure that they are maintained and looked after as part of the overall development (where appropriate in liaison with other statutory bodies). Therefore with the conditions proposed there are no flooding or drainage issues with the application.

Other matters

Archaeology

A desk based Archaeological Assessment has been submitted with the application. This document concludes that modern groundwork which has taken place may have impacted upon below ground archaeological remains at the site and reduced the potential for remains being in situ. The document suggests that the areas which are of least impact are deemed to be located on the south side of Division Lane and to the west of the site and may have sub surface remains dating from the post medieval period. The County Archaeologist has considered this report and made reference to the fact that the application impacts upon non-designated heritage assets, specifically:

- PRN 13084 – WWII pillbox or machine gun post
- PRN 40572 – former site of a building, depicted on the 1767 Enclosure Award for Marton and probably demolished between 1818 and 1828

The structure known as PRN 13084 no longer exists. As such, there is no requirement for a scheme of recording and analysis. There is another pillbox located in proximity of, but outside the boundary of the application site, and a programme of recording and analysis is likely to be conditioned under a future application for that area.

The County Archaeologist suggested a condition for a programme of strip, map and sample works on the area around the assets. The applicants have suggested that a condition for a watching brief for this area to take place during the site works as more appropriate and have suggested preparing a drawing highlighting the relevant locations of the site to be included which could be referenced to within any such condition.

The County are comfortable with this suggestion and have no objections to the condition being amended to refer to a specific area. But if this is the case would also wish to see the use of an associated condition requiring that the area be clearly and accurately defined on site, by means of a suitable temporary fence, in order that works could not inadvertently commence in that area, or if weather were bad, that it might be damaged by machinery tracking over it. However, at the time of writing no plan has been submitted, if that is received then members will be updated of any changes to conditions via the late observations.

Contamination

The EA's comments above refer to the fact that the site has been used as a landfill previously. Therefore, their suggested conditions are an appropriate precaution to place on any permission granted.

Trees

An Arboricultural Impact Assessment has been submitted with the application which concludes that there are no impacts from the proposed development on the existing trees and hedgerow. The specimens adjacent to the pitch can be retained and protected throughout the construction period.

Conclusions

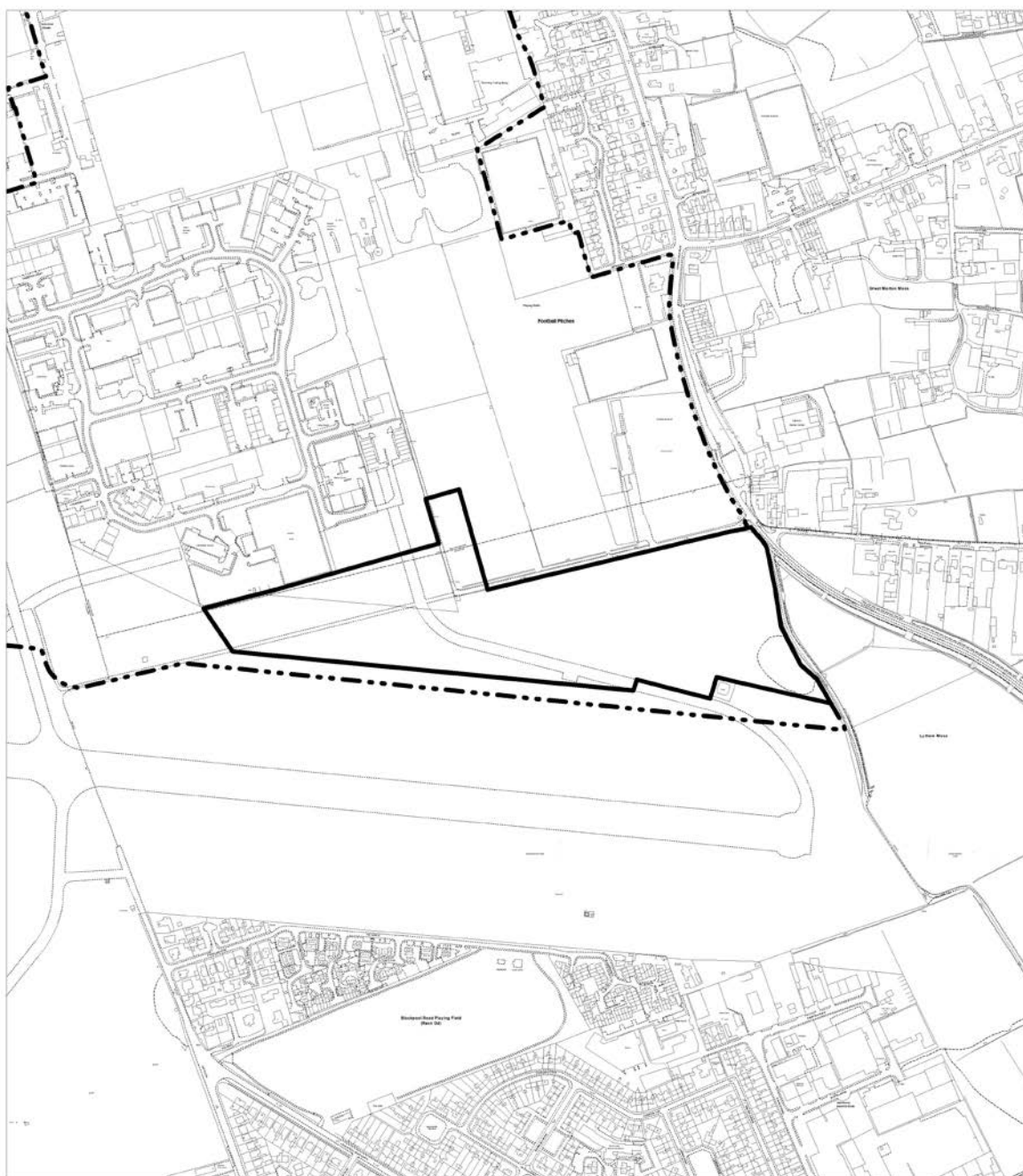
The principle of the proposed recreation use is an acceptable one in the greenbelt and the EZ. The proposal will have no impact on the visual amenities of the area. Whilst Sport England have raised concerns about the development when it included the loss of a rugby pitch, the scheme has been revised to ensure that these pitches are retained. A further consultation has been undertaken with Sport England on this scheme and their views are awaited. Whilst it is expected that they will

confirm that their previous objections have been resolved it is appropriate to delay the decision until that confirmation has been received. To enable that the recommendation is to delegate the decision to officers. This will also allow the press consultation period to expire and a series of appropriate planning conditions to be drafted. These will include conditions that secure the quality and management of these pitches, and future applications for the loss of the existing pitches will need to demonstrate that these replacement ones are quantitatively and qualitatively superior. There will be no unacceptable impact on residential amenity and conditions can be used to ensure an appropriate drainage strategy. Highway movements will remain the same as the existing site as there is no increase in sporting provision, but LCC comments will be reported to members in full in the late observations, along with any conditions they wish to see on any permission. As such the development is considered acceptable.

Recommendation

That the decision on the application be delegated to the Head of Planning and Housing pending receipt of final Sport England comments and the expiry of the press consultation period required as this is a 'major' scale development, along with the consideration of any comments that are received as a result of these.

Any decision to grant planning permission should be subject to a list of planning conditions and reasons which the Head of Planning and Housing will draft, with these expected to be circulated to the Planning Committee in the Late Observations Report prior to the Committee meeting.



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Ordnance Survey (100006084).

Application No.

5/20/0114

Address

Blackpool Airport Enterprise Zone,
Land at Common Edge Road, Blackpool

Grid Ref.

E.3328 : N.4312

Scale
0 25 50 75 100 m

Aerial view to show site with sports pitch, runway, Queensway and Division Lane



View from Queensway travelling from St Annes with site on left



Application Reference:	20/0226	Type of Application:	Change of Use
Applicant:	Sonia Morgan Podiatry Ltd.	Agent :	
Location:	THE OLD SURGERY, 53 ST ANNES ROAD EAST, LYTHAM ST ANNES, FY8 1UL		
Proposal:	CHANGE OF USE FROM CLASS B1a (OFFICE) TO CLASS D1 (MEDICAL FACILITY) TO ENABLE USE AS A PODIATRY CLINIC. TWO STOREY EXTENSION TO REPLACE GARAGE ELEMENT WITH SINGLE STOREY GLAZED LINK TO SURGERY BUILDING		
Ward:	ASHTON	Parish:	St Anne's on the Sea
Weeks on Hand:	8	Case Officer:	Celine Houghton
Reason for Delay:	Need to determine at Committee		
Click Here for application site on Google Maps		Click here for application on FBC website	

Summary of Recommended Decision: Delegated to Approve

Summary of Officer Recommendation

The application site contains a single storey brick building located to the rear of a large dwelling that is in flats and fronts onto St Annes Road East in St Annes. The proposal is to remove a timber garage that lies to the rear of the building and construct a contemporary styled two storey building that will be linked to the brick building. The site will then be used as the base for a podiatry business with a total of 3 consultancy rooms and associated reception, office, storage and kitchen facilities. Externally 2 parking spaces are to be provided on the frontage.

The main issues raised by the proposal are the scale and design of the extension, the visual impact of the works given the site is within the St Annes Road East Conservation Area, and the amenity considerations raised by the use of the building and its parking demands.

The site is located in the settlement area and is within an accessible location where a community supporting facility such as this is well located. The overall scheme retains the surgery building as it was constructed and restores it to a use that is similar to its original purpose, whilst removing the existing unattractive garage from the site and replacing it with a new building. Whilst this is taller than the existing garage it is well separated from it to avoid creating a harmful contrast to it with the modern styling highlighting that it is a new building on the site as part of its overall evolution. The activity to the site will be increased over that which has occurred in recent years with its use as an office, but the site is accessibly located, has areas of on-street parking without restriction around, and is an area that is in the transition between the busy St Annes Road East and the quieter residential streets off that road where the level of activity generated by this use will not be harmful to the amenity of neighbouring occupiers or the character of the area in general. Conditions are appropriate

to confirm this by controlled the nature of the use and its operation to day-times only.

Having undertaken this assessment it is considered that the proposal accords with the requirements of Policy HW2 which promotes the siting of health facilities in sustainable and accessible locations, with Policy ENV5 which requires that new development in conservations areas is appropriate for those heritage assets, and with Policy GD7 which relates to general scale, design, parking and neighbour relationship issues. These are explored more fully in the report, with the officer conclusion that the use and developer are acceptable and so should be granted planning permission subject to conditions.

Unfortunately when the initial publicity on the application was undertaken the statutory requirement to advertise applications within a conservation area in the local press was not complied with. That has now been undertaken but it is necessary for the 21 day period for comments to expire before the council can legally determine the application. It is therefore recommended that the decision on the application be delegated to the Head of Planning and Housing so that he can issue a decision once that publicity period has expired and following the consideration of any comments that are received as a result.

Reason for Reporting to Committee

The officer recommendation to support the application is in conflict with the views of the Town Council and so it is necessary to present the application to the Planning Committee for a decision.

Site Description and Location

This application relates to The Old Surgery which is a site that contains single-storey building constructed in brick under a slated roof that lies to the rear of 53 St Annes Road East and fronts onto St A Patricks Road North. The property lies within the St Annes Road East Conservation Area and was originally built to be used as a doctors surgery but has most recently been in use as an office. The site is bounded by a red-brick dwarf wall and there is also a timber garage on the north-west side of the building which is within the site and accessed from the back street.

Surrounding land uses are predominantly residential with large properties on St Annes Road East and smaller suburban dwellings on the side roads off it. The property at 53 St Annes Road is in flats, as are many of the others in that part of the road.

Details of Proposal

This application is for the change of use of the original Old Surgery building from its existing office use (Class B1) to be a non-residential institution (Class D1) which would allow it to be utilised as a podiatry clinic. The proposal would also entail the construction of a 1.5-storey side extension on the north-west side of the building as a replacement for the garage. The building would operate as a single clinic with 3 consulting rooms and associated supporting accommodation, with the first floor accommodation being an office for the business.

The Surgery building would be retained in its current form other than a level access ramp would be formed to the central door.

The 1.5-storey pitched-roof element of the extension would be created over the site of the existing garage building which would be joined to the original property with a flat-roofed single-storey link

extension. The total projection of the extension from the side wall of the brick building would be 8.3 metres, with a depth of 5.1 metres. The flat-roof link attachment would measure 2.5 metres in height and the 1.5-storey element of the extension would have a ridge height of 6.1m and an eaves height of 3.3m. The extension would have a rooflight on its north-west roof slope.

The materials and finishes used to construct the extension would include block and timber-effect cladded walls, slate tile roofing and double-glazed windows. The clinic would be supported by a combination of on-street parking in addition to 2 patient in-curtilage parking spaces.

Relevant Planning History

Application No.	Development	Decision	Date
09/0303	DEMOLITION OF A GARAGE AND THE EXTENSION OF AN EXISTING OFFICE BUILDING, WHICH WILL CREATE A SEPARATE SELF CONTAINED OFFICE UNIT.	Granted	06/08/2009
08/0888	RESUBMISSION OF APPLICATION 08/0325 FOR CONSERVATION AREA CONSENT TO DEMOLISH EXISTING OFFICE BUILDING, AND CONSTRUCTION OF THREE, TWO STOREY SELF CONTAINED OFFICE UNITS.	Granted	08/12/2008
08/0887	RE SUBMISSION OF APPLICATION 08/0210 FOR DEMOLITION OF EXISTING OFFICE BUILDING, AND CONSTRUCTION OF THREE, TWO STOREY SELF CONTAINED OFFICE UNITS.	Refused	20/11/2008
08/0325	CONSERVATION AREA CONSENT FOR DEMOLITION OF AN EXISTING OFFICE BUILDING AND CONSTRUCTION OF THREE, TWO STOREY SELF CONTAINED OFFICE UNITS.	Withdrawn by Applicant	25/04/2008
08/0210	DEMOLITION OF EXISTING OFFICE BUILDING, AND CONSTRUCTION OF THREE, TWO STOREY SELF CONTAINED OFFICE UNITS.	Withdrawn by Applicant	03/04/2008
06/0196	CHANGE OF USE OF BUILDINGS AT REAR FROM FORMER DOCTORS SURGERY AND STORE BUILDING TO OFFICE B1 USE. (RETROSPECTIVE APPLICATION)	Granted	06/07/2006

Relevant Planning Appeals History

None

Parish/Town Council Observations

St Anne's on the Sea Town Council notified on 27 March 2020 and comment:

- *The modernistic design is out of keeping with the original property.*
- *Limited plans, limited detail of materials, some errors e.g. Statement provided says 'no access to Back Glen Eldon Rd' but plan indicates a door at the rear of the 2-storey extension?*
- *No regard given to Neighbourhood Plan Design Guide therefore any design clashes with original building will detract from the character of the area.*
- *Slight concern about traffic accessing / leaving the site, this is close to junction of St Patrick's Rd N. and St Anne's Rd E. Vehicles coming out of property close to that junction.*
- *The applicant is encouraged to investigate and implement appropriate measures to provide*

renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible.

Statutory Consultees and Observations of Other Interested Parties

Lancashire County Council - Highway Authority

LCC Highways does not have any objections regarding the proposed change of use from Class B1a (office) to Class D1 (medical facility) to enable use as a podiatry clinic. Two storey extension to replace garage element with single story glazed link to surgery building and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

They refer to the parking demands of a use of this nature, and refer to the Parking Standards of the Joint Lancashire Structure Plan which indicate that 4 spaces per consulting room would be appropriate, before commenting:

There are 3 proposed consulting room and 2 off street car parking spaces shown. The site is within a sustainable location with bus services and the train station within close vicinity. There is provision for on street parking and the proposed 2 off street parking spaces are acceptable for this proposal.

Neighbour Observations

Neighbours notified:	03 April 2020
Site Notice Date:	02 April 2020
Press Notice Date:	07 May 2020
Number of Responses:	7
Summary of Comments:	<p>The correspondence from neighbours all raises objections</p> <ul style="list-style-type: none">• The development will cause a loss of light and views to neighbours• The character of the area is residential at present and so unsuited to commercial uses• There is already extensive on-street parking and this use will increase that• The site is located at a busy junction where there is a high accident rate and the clinic would increase the number of cars and exacerbate the hazard.• An office use is unsuitable in this residential location.• The creation of an access into the site would further limit the available public on-street parking spaces.• The development is not in-keeping with the character of the Conservation Area.• The scale, materials and design of the extension are out of character with the conservation area and any new build on the site should reflect the characteristics of the areas• A residential property should not be converted to a commercial property when there are already several empty units in St Annes in addition to a lack of housing.• There is no need for additional medical facilities in the area, and if there were these should be located in the town centre

Relevant Planning Policy

Fylde Local Plan to 2032:

GD1	Settlement Boundaries
GD7	Achieving Good Design in Development
ENV5	Historic Environment
HW2	Community Facilities

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Conservation area site

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

Key Issues for Consideration

With the site being located in a conservation area and the proposal involving new built development and a change of use the key issues are considered to be the following, which will be explored in this report:

- Principle of Proposed Use
- Design and Scale of new building
- Relationship to Neighbours and amenity considerations
- Parking and Access Arrangements

Planning History

The application site clearly functioned initially as part of the accommodation at 53 At Annes Road East. The brick building was built as a Doctor's Surgery as identified by its address and the plaque on the wall, with the timber building a garage. They are now separated from that property and have seemingly been for some time as evidenced by the planning history section of this report which confirms that the surgery was converted to an office use under planning permission granted in 2006.

Whilst a planning permission was granted in 2009 to demolish the garage and erect an extension to the office it is clear that this was not implemented and so the use that exists on site at present is restricted to the Class B1 office use of the brick building, with the timber building retaining a domestic garage / storage use although that is restricted by its dilapidated condition.

Some residents have referred to the commercial use of the property in a residential area as being inappropriate. However, with that being its lawful planning use at present, and seemingly since concentration, then this commercial use of the property is established.

Policy Background and Principle of Development

With the site being located within the settlement area of Lytham St Annes as defined by Policy GD1 it is located where the Fylde Local Plan to 2032 seeks to direct the majority of new development as recognition of the accessibility and other benefits of locating new development in these existing built-up areas.

The site is within the St Annes Road East Conservation Area, meaning that the area has been recognised as having particular historical and architectural interest, and so the heritage implications of the development are to be assessed against Policy ENV5 of the Plan and the guidance in the NPPF on which its heritage protection policies are based.

The nature of the use being for a health related facility means that Policy HW2 is also relevant as that relates to 'Community Facilities' and promotes the benefit of locating such facilities where they are accessible to the community that they are to serve. This is a reflection of the guidance in para 92(a) of the NPPF which highlights the importance of community facilities being located in accessible locations for the community they would serve.

Finally, the design and normal planning considerations of an application for new development are to be assessed using the general design obligations of Policy GD7.

The first issue to assess is the principle of the use of the site for a podiatry clinic, or other Class D1 use. In that regard the site has historically been used for commercial purposes, and was initially constructed as a doctors surgery which is a Class D1 use. The site is well located to a surrounding residential customer base whilst being at a transition point between those areas and the busier St Annes Road East which serves as the main route into St Annes from the east. This gives it good connections to the residential areas around and through the transport links available to St Annes from a wider area. As such it is considered to provide a highly accessible location that is well-suited to provide for a community use of this nature. As such it is considered that the proposed use of the site as sought in this application is an acceptable one in principle and will accord with the requirements of Policy GD1 and HW2 in that regard.

Scale of the Use and Parking

The original doctors surgery building is a relatively modest brick and slate roofed structure with a symmetrical form and appearance. This has the capacity to provide for a single consultancy room with the supporting reception facilities and is typical of a traditional GP's surgery attached to the doctors residence. The proposal here is for a more intensive form of use with 3 consultancy rooms alongside the supporting facilities. This creates further issues for consideration due to the activity and parking arrangements associated with that level of use, and its parking demands.

The first of these issues to assess is the parking arrangements. Even at 3 consultancy rooms the proposed podiatry clinic would be relatively modest in size and so would attract relatively limited trip movements to it and so parking demands. The local highway authority refer to the parking standards in the Joint Lancashire Structure Plan, which are those which Fylde Council has adopted as its parking standards in advance of an SPD being prepared as set out in Policy T5 of the Local Plan. These standards indicate that 4 spaces per consultancy room are appropriate but can be reduced in more accessible locations, with that number intended to accommodate the demands of the clinicians, the support staff and patients.

At present the office use does not provide any on-site parking with this proposal provided for 2 spaces. Whilst this leaves a substantial deficit over the parking levels set out in the parking standards it is noted that the site is well located to allow access by bus, cycle, walking, etc and there are few parking restrictions in the area should on-street parking be required with the depth of the plots fronting St Annes Road East providing space alongside them on St Patricks Road where this parking can be accommodated without impact on the residential frontages in the area. Moreover, the residential properties in the area are provided with driveways and in-curtilage parking arrangements and so are placing less demands on street parking that is the case elsewhere in the town.

It is noted that the Town Council and local residents highlight that their concerns over the parking arrangements, but given the above considerations and the lack of any objection to the application on this basis from the local highway authority it is considered that the location is appropriate for a facility of this nature and scale and does not conflict with the requirements of Policy GD7 criteria j) and q) for suitable parking arrangements to be provided. A condition can be imposed to any planning permission to require that the 2 spaces on site are available for parking. The existing access to the site is to be modified slightly to accommodate these spaces but will allow their safe use without impacting on the separate pedestrian access to the site.

Reference has also been made to the dangerous highway conditions in the area, but the LCC accident figures indicate that there has been a single accident in the vicinity of the site in the past 5 years. That related to a vehicle existing St Patrick's Road North on the opposite side of St Annes Road East without observing the 'Stop Sign' and so is not in any way attributable to the highway arrangements around this site.

Design and Appearance of Extension

The second issue associated with the scale of the proposal is that it involves an extension to the building to facilitate the use. This extension would be located on the north-west side of the building and would be visible in the surrounding street scenes. Given that part of the proposal would occupy the same space as the existing garage building, and that the extension would follow the established building line of the house and the street, it is considered that the proposal would appear to integrate with the pattern of development in the area in terms of its footprint.

The original building, which displays the traditional vernacular and materials of the Conservation Area, would be retained as part of the proposed works. The development would have both a single-storey and a 1.5-storey element. While the ridge height of the 1.5 storey-element would sit marginally above the ridge height of the building, it is considered to be appropriate given that it helps to reinforce a distinction between the extension and the host building, remaining subservient without detracting the focus from the original building.

The extension has been designed to provide a notably-contemporary approach which would differentiate it from the form of the original red-bricked building. In particular, the link element of the extension would utilise a significant amount of glazing and the 1.5-storey element would feature timber-effect cladding. Further to this, the extension features a modern steeply pitched roof design with a simple flat-roof link. This establishes a clear distinction between old and new development would allow the qualities and heritage of the original building to be retained and unharmed, whilst also making a positive contribution to the character and appearance of the Conservation Area through the interesting design approach to the extension.

As part of the proposed works, new ambulant disable-compliant steps and a new ramp will be

created. This aspect of the proposal has sensitively been positioned away from the original Old Surgery building and it is considered to be acceptable in terms of its design and appearance.

With particular regard to the conservation area, the proposed demolition of the garage is a welcome element of the scheme as this adds nothing to the integrity of the conservation area. The separation of the new extension from the existing surgery building emphasises the quality of that building and with it being restored to an active use will ensure that it is actively maintained and so contributes positively to the conservation area.

Taken together, the principle of the proposal and the provided outline features of the development comply with Policy GD7 and ENV5 of the Fylde Local Plan to 2032, in addition to paragraphs 189, 192, 193 and 195 of the NPPF relating to heritage protection matters in conservation areas.

Relationship with Neighbours

The site contains existing buildings and so these have a relationship with their neighbours which are all residential properties. This will be altered by the removal of the existing garage building and the erection of the 2 storey building and its glazed link to the Surgery building. The key relationships are with the property at 51 St Annes Road East which is the other half of the semi detached dwelling with No 53 which is the dwelling that the surgery building was originally associated with, and 1 St Patricks Road North which is the property to the side across the back street (Back Glen Eldon Road).

The existing Surgery building and garage effectively form a continuous building along the boundary with No. 51 with the Surgery being alongside the garden to that property and the garage being alongside its garage. The two storey extension and glazed link will replace the existing garage on the application site and so will be alongside the garage to 51. It will also be to the north of the dwelling and its garden. The result of this is that the new building will not create any harmful impacts on the amenity of the occupiers of this property as it will be located where it is adequately separated from the property and any useable outdoor amenity space. There are no windows at first floor which could allow overlooking so this relationship is an acceptable one.

Number 1 St Patricks Road North is across the access road of Back Glen Eldon Road from the site and is a two storey semi-detached house. It has a series of windows in the side elevation that face the application site with a circa 2m high brick wall on the boundary with Back Glen Eldon Road impacting on the light to and aspect from those at ground floor which appear to serve a kitchen. The upper floor windows serve the stairs and appear to serve a bathroom and a bedroom. The two storey extension is set forward of the bedroom window and alongside the stairs bathroom window and so will have a limited impact on that room, with that assisted by the separation of around 8m and the limited height and depth of this taller extension on site. Again there are no windows that would face this property at first floor and it is also considered that the impact on the amenity of the occupiers of this property will be acceptable.

There only first floor window of the extension is to the front and so faces accommodation to the rear of 55 St Annes Road East at a separation of 30m and so will not lead to any undue overlooking or other impacts to this property.

For these reasons, it is considered that the proposal would not harm neighbouring amenity and has an acceptable relationship to its neighbours in all regards in line with criteria c), d) and h) of Policy GD7.

Conclusions

The application site contains a single storey brick building located to the rear of a large dwelling that is in flats and fronts onto St Annes Road East in St Annes. The proposal is to remove a timber garage that lies to the rear of the building and construct a contemporary styled two storey building that will be linked to the brick building. The site will then be used as the base for a podiatry business which a total of 3 consultancy rooms and associated reception, office, storage and kitchen facilities. Externally 2 parking spaces are to be provided on the frontage.

The main issues raised by the proposal are the scale and design of the extension, the visual impact of the works given the site is within the St Annes Road East Conservation Area, and the amenity considerations raised by the use of the building and its parking demands.

The site is located in the settlement area and is within an accessible location where a community supporting facility such as this is well located. The overall scheme retains the surgery building as it was constructed and restores it to a use that is similar to its original purpose, whilst removing the existing unattractive garage from the site and replacing it with a new building. Whilst this is taller than the existing garage it is well separated from it to avoid creating a harmful contrast to it with the modern styling highlighting that it is a new building on the site as part of its overall evolution. The activity to the site will be increased over that which has occurred in recent years with its use as an office, but the site is accessibly located, has areas of on-street parking without restriction around, and is an area that is in the transition between the busy St Annes Road East and the quieter residential streets off that road where the level of activity generated by this use will not be harmful to the amenity of neighbouring occupiers or the character of the area in general. Conditions are appropriate to confirm this by controlled the nature of the use and its operation to day-times only.

Having undertaken this assessment it is considered that the proposal accords with the requirements of Policy HW2 which promotes the siting of health facilities in sustainable and accessible locations, with Policy ENV5 which requires that new development in conservations areas is appropriate for those heritage assets, and with Policy GD7 which relates to general scale, design, parking and neighbour relationship issues. These are explored more fully in the report, with the officer conclusion that the use and developer are acceptable and so should be granted planning permission subject to conditions.

Determination of Application

The location of the site within the conservation area creates specific publicity requirements as set out in the Development Management Procedure Order, which include advertisement the development on site, and in the local press, in addition to the letters to neighbouring properties, Town Council and other consultees.

Unfortunately when the initial publicity on the application was undertaken the local press advertisement was not placed. That has now been undertaken but it is necessary for the 21 day period for comments to expire before the council can legally determine the application. It is therefore recommended that the decision on the application be delegated to the Head of Planning and Housing so that he can issue a decision once that publicity period has expired and following the consideration of any comments that are received as a result.

Recommendation

That the decision on the application be delegated to the Head of Planning and Housing, with any decision to GRANT planning permission be subject to the following conditions and reasons, or modifications/additions to them that he considers are necessary:

1. The development must be begun not later than the expiration of three years beginning with 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 - Drawing no. SM01.01
- Proposed Site Plan, Plans and Elevations - Drawing no. SM01.02

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, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings and the surface materials for ground works 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 materials.

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 Policy GD7 of the Fylde Local Plan to 2032.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 the premises shall be used for a medical facility (podiatry clinic) use only and not for any other purpose including those in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any other Order revoking or superseding it.

Reason: The use of the premises for any other purpose could impact on the employment designation of the application site and wider area and would require further consideration by the Local Planning Authority.

5. The premises shall not be used except between the hours of :-
 - Between 8:30 hours and 18:00 hours on Mondays to Fridays;
 - Between 9:00 hours and 13:00 hours on Saturdays;and at no time on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

6. Prior to the first use of the premises hereby approved, the two in-curtilage parking spaces indicated as being available for the use on the Location Plan approved under condition 2 of this


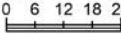
permission shall be made available for use. These spaces shall all remain available for use by staff/patients/visitors to the premises at all times thereafter.

Reason: To ensure that an appropriate level of parking provision is provided and retained for the mixed use proposed in the interests of highway congestion and safety as required by Policy GD7 and Policy T5 of the Fylde Local Plan to 2032.

7. The use hereby permitted shall not take place unless and until a scheme for the provision of waste storage facilities (including, where applicable, provision for secure storage of clinical and confidential waste) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of: (i) the number, size and type of bins required; and (ii) the siting, layout, size, design and materials of the waste store and any associated means of enclosure. The waste storage facilities shall be constructed in accordance with the duly approved scheme and made available for use before the use hereby permitted first takes place, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage and management of waste in the interests of visual amenity and to avoid any conflicts between the siting of these facilities and areas for vehicle parking and manoeuvring in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.



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Application No. 5/20/0226	Address The Old Surgery, 53 St Annes Road East, Lytham St Annes	Grid Ref. E.3324 : N.4292	Scale 0 6 12 18 24 m 

View of application site in street context



View of Old Surgery building



Item Number: 5

Committee Date: 20 May 2020

Application Reference:	20/0261	Type of Application:	Householder Planning Application
Applicant:	Mr Mulholland	Agent :	Clover Architectural Design Limited
Location:	SYCAMORE COTTAGE, 5A PRESTON OLD ROAD, FRECKLETON, PRESTON, PR4 1PD		
Proposal:	SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE AND REAR EXTENSION. ERECTION OF DETACHED GARDEN STORE TO REAR		
Ward:	FRECKLETON EAST	Parish:	Freckleton
Weeks on Hand:	6	Case Officer:	Ruth Thow
Reason for Delay:	Not applicable		
Click Here for application site on Google Maps		Click here for application on FBC website	

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application property is an end terrace dwelling located in the centre of Freckleton which was constructed in the mid-1990s and has since been extended to the rear and side at single storey.

The proposal under consideration here is a further single storey extension to the rear to provide extended kitchen / dining room accommodation, a first floor extension over part of the rear and side extension to provide extended bedroom accommodation, and a detached outbuilding to the rear garden. The application is for consideration by Committee as the applicant is a serving Councillor.

With the property being more modern than others in the terrace and at the end of the terrace it is possible to accommodate extensions to it without them creating any harmful impacts on the property or the terrace overall, and that is achieved with the design proposed here. A condition will be imposed to ensure that appropriate materials are used in its construction to deliver a sympathetic extension that assimilates well to the property and terrace.

There are some impacts on the adjoining property, but this has been extended to the rear with a utility room type extension at single storey and the relationship of the proposed extension and this property comply with the guidance in the council's SPD and are considered to be acceptable in this case. The first floor extension is adequately separated from the boundary to avoid any possible harmful impacts on the amenity of this neighbour also.

The outbuilding and extensions occupy a large proportion of the amenity space to the property but with this being a terrace it is usual for smaller gardens to be available and the retained area is commensurate with that and others in the wider area and so it is not considered that there is an over-development of the plot.

With these matters having been considered it is officer recommendation that the application be approved as it accords with the requirements of the Fylde Local Plan to 2032 and the 'Extending your Home' SPD.

Reason for Reporting to Committee

The application has been submitted by a Councillor and under the Council's scheme of delegation such applications are to be determined by the Planning Committee.

Site Description and Location

The application site is Sycamore Cottage, 5a Preston Old Road, Freckleton. In particular the application relates to a two storey dwelling at the end of a terrace row of properties which are in a mix of residential and commercial use, with the adjoining property residential.

The property was granted approval in 1999 and approval was later granted for a ground floor 'wraparound' style of extension in 2000 (application no. 00/0705 refers) which has since been constructed.

The dwelling is within the centre of the village and opposite on the south side of the site is another terrace row of properties which are in commercial use at ground floor with residential use above. To the east of the site is 'Tom's Croft' car park with Freckleton Church of England School and Freckleton Library beyond.

The site is within the settlement of Freckleton but outside of the area designated as Local Centre in the Fylde Local Plan to 2032 and the site contains trees protected by Tree Preservation Order 1994 No. 5 (Freckleton).

Details of Proposal

This application seeks permission for a single storey rear extension together with an extension at first floor level to the side and rear elevations. In addition a detached single garage sized outbuilding is proposed on the rear boundary of the property.

The single storey rear extension to the property projects for 3.7 metres rearwards at the furthest point by 6.85 metres in width and so is beyond the width of the main dwelling. The first floor element has an overall depth of 6.2 metres by 4.7 metres in width at the rear of the property and by 2.47 metres in width at the side of the property. The rear extension is designed with a flat roof and a lantern light to a height of 2.89 metres with the first floor elements having a dual pitched roof with eaves at 5.23 metres and with an overall ridge at 6.47 metres.

The extension provides extended kitchen/dining facilities with an enlarged bedroom at first floor.

The garage measures 5 metres in length by 3 metres in width with an eaves height of 2.29 metres and with a dual pitched roof to an overall height of 3 metres.

Relevant Planning History

Application No.	Development	Decision	Date
00/0705	SINGLE STOREY EXTENSION TO SIDE & REAR	Granted	01/11/2000
99/0630	ERECTION OF NEW DWELLING ATTACHED TO 5	Granted	11/04/2000

95/0794	PRESTON OLD ROAD RESERVED MATTERS ON APP.NO. 5/95/0228 FOR DESIGN AND EXTERNAL APPEARANCE OF END OF TERRACE DWELLING	Granted	29/08/1996
95/0228	RESUBMISSION OF 5/94/0244 FOR OUTLINE PERMISSION FOR END OF TERRACE DWELLING	Granted	21/06/1995
94/0244	OUTLINE- END OF TERRACE DWELLING	Refused	20/07/1994

Relevant Planning Appeals History

Application No.	Development	Decision	Date
94/0244	OUTLINE- END OF TERRACE DWELLING	Dismiss	06/03/1995

Parish/Town Council Observations

Freckleton Parish Council notified on 14 April 2020 and comment:

"The Parish Council support the application."

Statutory Consultees and Observations of Other Interested Parties

BAE Systems

No objections.

Ministry of Defence - Safeguarding

No comments received at the time of writing this report.

Regeneration Team (Trees)

"Looking at the proposed plans and elevations drawings 1000, 1100, the construction work should be carried out at the rear of the property. So long as the work and building materials stay at the rear of the property and away from the protected tree (situated at the front of the property), there should be no significant impact on the tree above or below ground.

However, there could be future issues with conflict from the tree as it will encroach the two-storey rear extension from incremental growth, and in the spring and summer months when it is in leaf. This will restrict daylight being able to penetrate the tree canopy to the property and potentially the tree will be under threat to be removed to allow light to the property. If this happens, it will change the visual aspect of the property and the surrounding area.

If the tree is under good maintenance management plan, this would reduce any conflicts and help to maintain the amenity value of the tree in which preservation orders are placed."

Neighbour Observations

Neighbours notified:	14 April 2020
Site Notice Date:	17 April 2020
Number of Responses:	1
Summary of Comments	The letter is from a neighbour to the site who admits to not having

viewed the proposed plans but requests that the council's decision ensures that the remaining tree on the site is retained. They also refer to a second tree on the site being removed some years ago and that this loss was a harmful to the street scene.

Relevant Planning Policy

Fylde Local Plan to 2032:

GD1	Settlement Boundaries
GD7	Achieving Good Design in Development
ENV1	Landscape

Other Relevant Guidance:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance
	Residential Design Guides in Extending Your Home SPD
JHE	Joint House Extensions SPD

Site Constraints

Tree Preservation Order

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Comment and Analysis

This application seeks permission for a single storey extension, a first floor extension and a detached garage.

Principle

The application site is located within the settlement area under Policy GD1 of the Fylde Local Plan to 2032. In these areas the extension of properties is generally acceptable but the application is to be assessed against the requirements of Policy GD7 of the Plan which relates to the general design principles of development, and so is documented in the following sections of this report.

Design and Appearance in Streetscene

The application property is a two storey end of terrace dwelling which is a later addition to the original row of properties. The property occupies a prominent location in the centre of the village and views of the dwelling can easily be obtained from several public vantage points.

The property has previously been extended with a single storey side and rear extension in a 'wrap around' form and the two storey element of this scheme is over part of these extensions. An additional single storey, in-fill extension is also proposed in the current application located alongside the boundary with the attached neighbour and a detached garage on the rear boundary of the plot is also included in the scheme.

The design of the proposed extension at first floor element provides a stepped-down ridge and set-back arrangement from the front elevation which ensures that this element reflects the roof arrangement of the original property whilst being subservient to the main section of the dwelling. Furthermore, the scale of the ground floor extension in the street is reduced by its flat roof design. The single garage is consistent with the scale and design of a standard garage and will be viewed against the backdrop of neighbouring outbuildings.

On this basis the design, extent and location of the proposed extension and garage accord with the requirements of criteria b), d), h) and i) of Policy GD7.

Relationship to Neighbours

The first floor extension is not designed with any windows in the side elevation and so will not impact on any neighbours to the east side of the property by way of loss of light or privacy.

The property to the west side at 5 Preston Old Road has been extended with several extensions, one of which is a single storey extension to the rear that is close to the boundary with the application property. The proposed single storey extension will project from the rear of the neighbour's original wall by 5.8 metres in overall length, taking account of the existing extension. Whilst this is in excess of the guidance of 3 metres maximum set out in the council's SPD for house extensions some allowance should be made for the extension at no. 5 with the single storey part of the proposed scheme projecting for 3.1 metres beyond this neighbouring extension. This is therefore generally in accordance with the guidance in the 'Extending Your Home' SPD which the council adopted to assess these impacts, with the acceptability of this relationship increased by the use of the neighbouring extension being as a utility room rather than main habitable accommodation to the property.

The two-storey extension is set off the boundary by 2.3 metres and projects for 2.4 metres and so is compliant with the SPD for first floor extensions. It is therefore concluded that no element of the proposed works will result in any undue loss of light or harmful massing impacts to this adjoining neighbour at no. 5.

The extension will result in the application property extending nearer to no. 16 Jubilee Terrace to the rear of the application site. There is a single first floor window in the gable of this dwelling facing the application property but this is adequately separated and offset to ensure that the occupiers will not suffer any loss of privacy as a result of the proposed extension. Given the separation distance between dwellings the neighbours will not incur any loss of light. The outbuilding will be alongside the gable to this property but is separated from it by a parking space for another neighbour in the terrace and so there are no harmful impacts.

As such the proposal has an acceptable relationship to its neighbours in all regards and complies with criteria c), d) and h) of Policy GD7.

Scale of Development

Whilst the outdoor amenity space available to the property is limited, it is larger than is the case with the majority of terraced properties as a consequence of the end terrace location and the separation provided to the trees when the site was developed. The further extension to the dwelling that is involved in this proposal will reduce the available amenity space, but retains a sufficient area for the reasonable needs of the occupiers of the property and does not involve the property appearing

overly cramped onto the plot given that it is a terraced property. It is therefore concluded that the proposed extensions will not conflict with the obligations of criteria d), h) and o) of Policy GD7 which relate to these aspects.

Parking and Access Arrangements

The proposal includes the provision of a garage and so retains the existing availability and location of off road parking for the site and does not compromise the access arrangements or highway safety. As such it complies with criteria j) and q) of Policy GD7.

Protected Trees

The application site is covered by Tree Preservation Order 1994 No. 5 (Freckleton). This related to two Sycamore trees identified as T1 and T2 in the order. The ground for making the order was on the basis that *'both trees are very attractive and provide much needed greenery in what is otherwise a mostly built-up area.'*

Whilst the tree referenced as T1 on the TPO remains in place, T2 does not although it was present on the 2009 StreetView images. It has not been possible to locate any records to authorise the removal of this tree, but it is clear from inspection of the remaining stem that it occurred some years ago and so is outside of any period where a prosecution could be undertaken. As such its presence has to be discounted.

The works are well separated from the remaining protected tree which is a Sycamore and appears to be in good health and makes a positive contribution to the village centre. A standard condition to require that this tree is fenced during construction works to protect its roots and lower limbs is an appropriate precaution in the circumstances.

Conclusion

The application relates to the erection of extensions at a dwelling in the settlement of Freckleton. Having viewed the proposal and assessed the issues raised, it is considered that the proposal accords with Policy GD7 of the Fylde Local Plan to 2032 and other relevant development plan policies, and the guidance in the House Extensions SPD. Accordingly the application is recommended for approval.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with 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 - Drawing no.20-010 1001
- Proposed site, floor & elevation Plans - Drawing no. 20-010 1100 REV. B
- Proposed floor & elevation Plans (garage) - Drawing no. 20-010 1102

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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the construction of the approved development shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

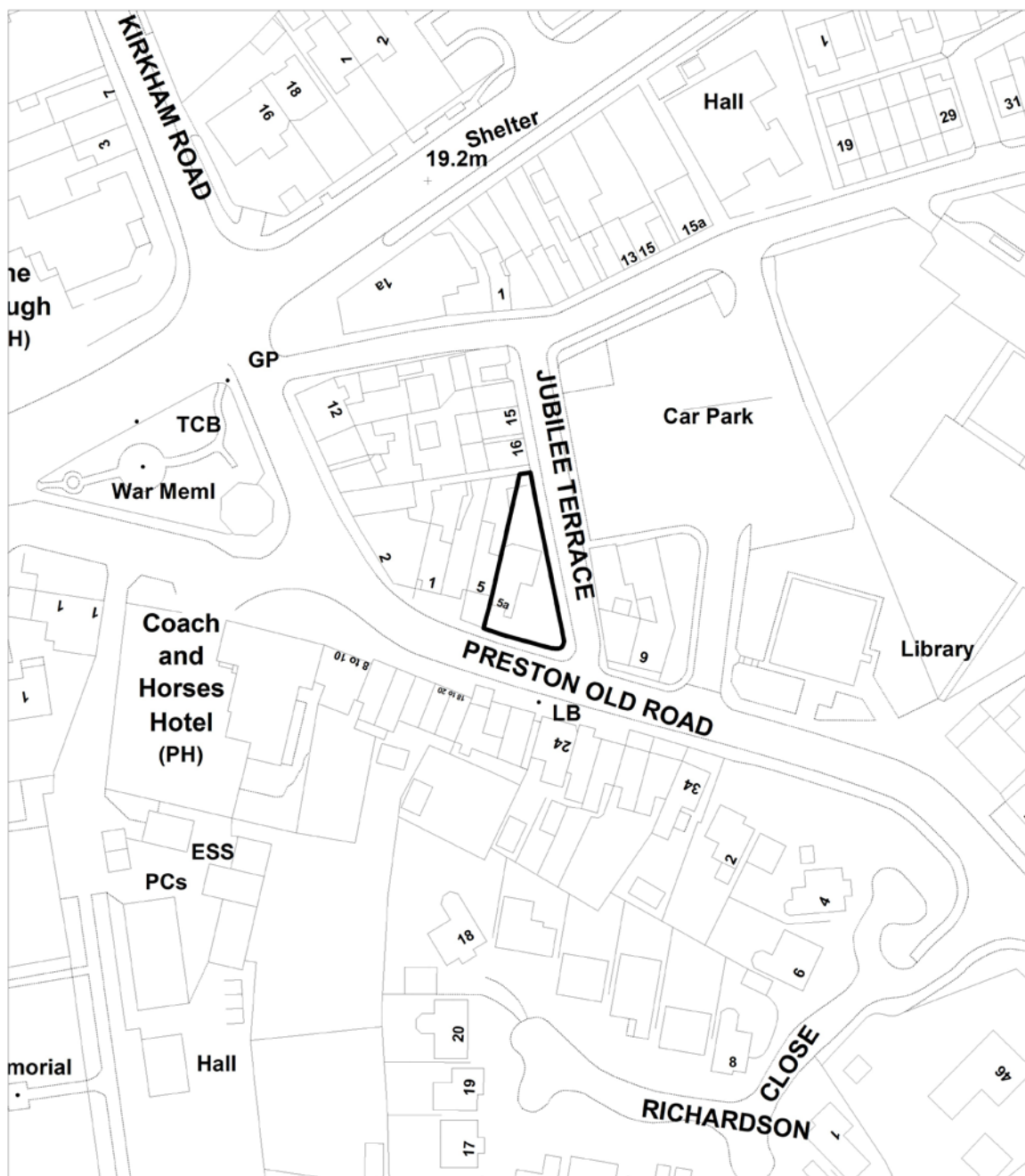
4. Prior to any development activity commencing, the Sycamore tree covered by Tree Preservation Order 1994 No. 5 (Freckleton) shall be protected by erecting HERAS fencing at the Root Protection Areas (RPAs). The developer is to provide notification to the council's Tree Officer of the erection of this fencing in advance of work commencing on site.


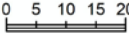
Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity. In accordance with Policy ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.



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Application No. 5/20/0261	Address Sycamore Cottage, 5A Preston Old Road, Freckleton	Grid Ref. E.3430 : N.4290	Scale 0 5 10 15 20 m 

View of property in streetscene from side road



View of existing rear elevation of property and neighbour



Appeal Decisions

The council received decisions on the following appeals between 6 March 2020 and 8 May 2020. The decision notices are attached to the report as an appendix for reference.

Rec No: 1

25 November 2019	19/0426	SYKES HALL FARM, 99 CHURCH ROAD, BRYNING WITH WARTON, PRESTON, PR4 1BD OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DWELLINGS (ACCESS, LAYOUT AND SCALE APPLIED FOR WITH ALL OTHER MATTERS RESERVED)	Written Representations Case Officer: MT
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Fylde Dec. Level	DEL
Appeal Decision:	Dismiss: 08 April 2020

Rec No: 2

13 January 2020	19/0786	SOUTH VIEW, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3PA SINGLE STOREY REAR EXTENSION	Householder Appeal Case Officer: BW
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Fylde Dec. Level	DEL
Appeal Decision:	Allowed: 23 April 2020

Appeal Decision

Site visit made on 24 January 2020

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th April 2020

Appeal Ref: APP/M2325/W/19/3239663

Syke Hall, Church Road, Warton, Lancashire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by James Industrial Limited against the decision of Fylde Borough Council.
 - The application Ref 19/0426, dated 2 July 2019, was refused by notice dated 28 August 2019.
 - The development proposed is the redevelopment of the site containing a single dwelling with four dwellings.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline with approval sought for access, layout and scale, and all other matters reserved for future consideration. Therefore, I have dealt with the appeal and considered the submitted drawings on this basis.
3. The southern part of the site is within the settlement boundary of Warton and has permission in principle for two dwellings. The matters in dispute relate to the northern part of the site which would accommodate an additional two dwellings within the Green Belt. I have proceeded on this basis.

Main Issues

4. The appeal site lies within an area of Green Belt. Therefore, the main issues in this case are:
 - Whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and Local Plan; and
 - The effect of the proposal on the openness of the Green Belt and character and appearance of the area; and
 - If the proposal would be inappropriate development, would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

Reasons

Whether inappropriate development

5. The northern part of the site falls within designated Green Belt. Policy GD2 of the Fylde Local Plan to 2032 (2018) states that in such areas national policy for development in the Green Belt will be applied. The National Planning Policy Framework (the Framework) identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It goes on to state that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. In addition, the construction of new buildings should be regarded as inappropriate in the Green Belt subject to a number of exceptions including those set out in paragraph 145 of the Framework. This includes criteria e) limited infilling in villages.
6. The appellant submits that the development proposed would constitute limited infilling in villages and accords with criteria e). There is no formal definition of what constitutes limited infilling within the Framework, and the Council do not provide a definition in the adopted development plan. It is therefore a matter of fact and planning judgement for the planning decision-maker. With this in mind, I have had regard to the nature and size of the development proposed, the location of the appeal site and its relationship to existing adjoining development.
7. Whilst the northern part of the site's location falls outside of the settlement boundary on the proposals map of the Local Plan, I understand this does not necessarily mean the site falls outside of the village. However, I have had regard to the location of the appeal site, its physical context, and its relationship to existing adjoining development. Whilst the appeal site is relatively close to the core of Warton, when driving past the site along Church Road there is a clear transition between the built up part of the village, and the northern part of the appeal site, which is more open in appearance and rural in character.
8. I have also considered the presence of buildings on the recent housing development opposite the appeal site. However, Church Road provides a clear distinction between this built up area to the east, and the appeal site and open countryside to the west of Church Road.
9. Whilst I note the speed limit signage further out from the village, near the junction of Hillock Lane, and I understand highway improvement works are proposed in the vicinity of the site, this does not necessitate that the appeal site falls within the physical built up extent of the settlement. And for the reasons outlined above, in my view the northern part of the site falls very much within open countryside, outside of the built up part of the village. Therefore, cannot be considered as infill housing within Warton.
10. The site frontage extends into the Green Belt along Church Road from the existing derelict building onsite, up to the garden of the dwelling at No 125 Church Road. Both parties refer to this as approximately 75m. No 125 clearly stands alone within the open countryside, the northern part of the appeal site providing a significant break from the built part of the village and the property.
11. Whilst only two of the proposed dwellings would fall within the Great Belt, the arrangement of dwellings and detached garages within this break would be

elongated along the northern part of the site and would appear as substantial development along Church Road. Therefore, in my view, the development would not be limited in this regard.

12. Consequently, the proposed development would not constitute an exception under criterion e) of paragraph 145. I conclude that the proposed development would be inappropriate development in the Green Belt. It would conflict with Policy GD2 of the Fylde Local Plan to 2032 (2018) and paragraph 145 of the National Planning Policy Framework which collectively seek to protect the Green Belt from inappropriate development and preserve its openness.

Openness and character and appearance

13. Paragraph 133 of the Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It identifies openness as an essential characteristic of the Green Belt. There is no definition of 'openness' in the Framework.
14. The appeal site is open in appearance. At the time of my visit the site appeared to have recently been cleared of vegetation, however, the boundary hedgerows, trees and timber fencing were still evident, and these features contribute to the site's rural character.
15. While the appellant states that they are not wedded to the submitted site layout, the application sought approval of layout, scale and access in detail. I am therefore required to consider the appeal based on the submitted plans relating to these details.
16. The scale schedule submitted with the application indicates that the dwellings would be two storeys. The dwellings, detached garages, hard surfacing, domestic paraphernalia would appear as an extension of the village, which would encroach into the countryside, reducing openness and having an urbanising effect, visually out of kilter with the open appearance and rural character of the site.
17. I accept that the detail of the elevation's appearance is a reserved matter, and that a suitable design could be achieved to reflect nearby buildings. However, this does not lessen my concern with regards to the harm caused by their prominent and unduly imposing nature, that would cause a loss of openness, and harm the character and appearance of the area, particularly when viewed from Church Road.
18. For the reasons outlined above, the proposed dwellings would reduce the openness of the Green Belt and harm the character and appearance of the area. Therefore, it would not accord with Policies GD2, GD7, and ENV1 of the Fylde Local Plan to 2032 (2018), Policy BWNE2 of the Bryning and Warton Neighbourhood Plan (2017), and paragraphs 127, 130, 133, 133 and 170 of the Framework which collectively seek that new development respects local character and preserves the openness of the Green Belt.

Other considerations

19. The proposal would provide four additional homes.
20. The development would provide an active street frontage, the density reflects the local area, and the detailed design of the buildings could be dealt with at reserved matters stage.
21. I also note that the proposal would not harm the living conditions of neighbouring occupiers, there would be no significant effects on the operation of the local highway network, the site does not comprise of best and most versatile agricultural land, any tree loss could be mitigated by replacement planting, the site is of limited biodiversity value, and the proposal would not impact on any national or local landscape designations.
22. While the proposal would make a limited contribution to housing, the other matters above attract minimal or neutral weight.

Overall Balance

23. The proposal is inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt, it would also have an adverse impact on the character and appearance of the area.
24. The Framework states that inappropriate development should not be approved except in very special circumstances. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Substantial weight must be given to the harm to the Green Belt due to the inappropriate nature of the proposed development and the harm that this would cause to openness. On the other hand, the dwellings would make a limited contribution to housing. However, the factors in favour of the proposal do not outweigh the harm that would be caused to the Green Belt.
25. The proposal does not accord with Policy GD2 of the Fylde Local Plan to 2032 (2018) and paragraphs 133 to 146 of the National Planning Policy Framework which collectively seek to preserve openness and assist in safeguarding the countryside from encroachment.

Other Matters

26. I have considered the various appeal decisions referred to by the appellant which have been allowed elsewhere. These differ significantly from the case before me, including in relation to existing built form nearby, or the scale and nature of the developments proposed. In any event, I am required to reach conclusions based on the individual circumstances of this appeal. My findings above are therefore unaffected.

Conclusion

27. For the reasons given above, the appeal is dismissed.

R Cooper

INSPECTOR



Appeal Decision

Site visit made on 18 February 2020

by Conor Rafferty LLB (Hons), AIEEMA, Solicitor

Decision by Chris Preston BA(Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 April 2020

Appeal Ref: APP/M235/D/19/3242014

South View, Singleton Road, Weeton with Preese PR4 3PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Adrian Chambers against the decision of Fylde Council.
 - The application Ref 19/0786, dated 28 September 2019, was refused by notice dated 25 November 2019.
 - The development proposed is described as 'proposed rear extension'.
-

Decision

1. The appeal is allowed and planning permission is granted for a rear extension at South View, Singleton Road, Weeton with Preese PR4 3PA, in accordance with the terms of the application 19/0786 dated 28 September 2019 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plan 'Planning Application Drawing Proposed Floor Plans Layout ID 1191 PL CHA C.2 Rev C' dated 27 September 2019.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is whether the proposed extension would have an adverse effect on the availability of smaller properties in the rural area within which the appeal site is located.

Reasons for the Recommendation

4. The appeal site is located along the northern side of Singleton Road in Weeton with Preese, within an area defined as countryside by the Fylde Council Fylde Local Plan to 2032, adopted 22 October 2018 (the Local Plan). It comprises a semi-detached two storey residential property with gardens to the front and rear which benefits from previous extensions and alterations. While the wider area is characterised by

its rural nature with open fields, the appeal site forms part of a short row of detached and semi-detached dwellings.

5. The proposal relates to the erection of a rear extension at the appeal property, which by its nature and location would comprise development in the countryside. Policy GD4 of the Local Plan limits development in the countryside to, among other things, extensions to existing dwellings and other buildings in accordance with Policy H7. Policy H7(a), in turn, states that such extensions should increase the size of the property by no more than 33%, calculated in relation to the ground floor area of the original home.
6. No plans have been provided showing the original home, and the extent of previous extensions and additions was not immediately apparent from the site visit. While the Council have provided a planning history of the site, it is not clear which of the granted permissions have been implemented. However, in the Officer Report the Council has provided a figure of 62.4 square metres for the original dwelling. This has not been disputed by the appellant and I have no reason to doubt the accuracy of the information presented.
7. The Council has further stated that previous extensions and alterations represent a 70% increase to the footprint of the original dwelling, and that the addition of the proposal would therefore represent an overall increase of 99.5% when compared to the ground floor area of the original home. While the appellant has disputed the inclusion of car port space within the calculation of the current floorspace, it is clear that, even by excluding the car port space from calculations, the addition of the proposal would lead to a sizeable cumulative increase to the footprint of the original dwelling above the 33% limit set out in Policy H7. Therefore, taking account of the cumulative effects of the proposal when combined with previous extensions, the proposal fails to comply with Policy H7(a).
8. However, as evidenced by the justification in the Local Plan, the intention behind Policy H7 is to avoid small, rural, traditional homes being replaced by much larger modern homes and to protect the character and appearance of the countryside. The Council do not contend that there would be any harm in respect of the latter and I agree given the location of the extension, its modest scale, and design which matches the style of the existing dwelling. The purpose of the first element of Policy H7 is to ensure that a stock of smaller properties in the countryside is maintained, providing opportunities for downsizing and affordable properties within the area. There is no doubt that they are legitimate aims in the context of the housing needs of the area. However, the policy refers to extensions over and above the 'original home'. From the information provided there is no definition within the supporting text to define what is meant by 'original home'. On its face that would mean the home as originally built. There may be many older properties that were originally small but, by the time the Local Plan had been adopted in 2018, had been extended to such a degree that they no longer contributed to the stock of small and affordable housing in the area. If a property was substantial at that point in time it seems to me that granting permission for further modest extensions would not harm to the objectives of the Local Plan in respect of protecting the stock of small houses.
9. In light of the calculations provided by the Council that show that the ground floor area of the dwelling has already been increased by significantly more than 33% due to the previous extensions, it is fair to conclude that the appeal property in its current form does not represent a small property. I was able to observe as much at

my site visit; the property is currently a substantial semi-detached home within a row of properties of a similar scale. As such, the addition of the extension would not reduce the stock of smaller properties in the area. Furthermore, due to the limited dimensions of the development, the additional increase proposed would not have a significant impact on the scale of the dwelling or its affordability to potential purchasers. Overall, the proposal would not therefore fundamentally impact on the overarching aims of Policy H7.

10. For the reasons given above, the proposal would not have an adverse effect on the availability of smaller properties in the rural area within which the appeal site is located. Whilst the proposal would be contrary to the terms of Policy H7, as written, it would not be contrary to the overarching objectives of the policy because the previous extensions to the property have already had the effect of removing it from the stock of small scale and affordable housing.

Other matters

11. Neighbouring residents have raised concerns regarding the potential for the proposal to appear overbearing and to cause overshadowing. It has been agreed by the Council that the proposal would not have an adverse effect in this manner and, following the site visit, I have no reason to come to a different conclusion. The scale, layout and positioning of the proposal is such that it would not have an unacceptable impact on the amenity of neighbouring properties from an overbearing or overshadowing perspective.

Conditions

12. The standard time limit condition as well as a condition that the development is carried out in accordance with the approved plans are necessary for the avoidance of doubt and in the interests of proper planning. I have also imposed a condition which requires the materials to match the existing dwelling in the interests of safeguarding the character and appearance of the area.

Conclusion and Recommendation

13. Consequently, whilst the proposal would be contrary to Policy H7 of the Local Plan, in the strict sense of how the policy is worded, the existing property no longer contributes to the local stock of small and affordable properties which the policy seeks to maintain. Having regard to the planning history of the site, the existing scale of the dwelling and the absence of any other harm I recommend that the appeal is allowed and planning permission is granted for a rear extension at South View, Singleton Road, Weeton with Preese PR4 3PA, in accordance with the terms of the application 19/0786 dated 28 September 2019 and subject to the conditions set out in paragraph 1 of this recommendation.

C Rafferty

APPEAL PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I too agree that the appeal should be allowed and planning permission granted for a rear extension at South View, Singleton Road, Weeton with Preese PR4 3PA, in accordance with the terms of the application

19/0786 dated 28 September 2019 and subject to the conditions set out in paragraph 1 of this recommendation.

Chris Preston

INSPECTOR