

Minutes

Development Management Committee



Date:	Wednesday, 26 February 2014
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Alan Clayton, Fabian Craig-Wilson, Charlie Duffy, Dr Trevor Fiddler, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather A Speak, Vivienne M Willder
Other Councillors:	Councillors Susan Ashton, Susanne Cunningham, Paul Hayhurst, John Singleton
Officers:	Mark Evans, Paul Rossington, Andrew Stell, Mike Atherton, Nicola Martin, Lyndsey Lacey
Members of the public:	About thirty members of the public were in attendance

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and that any personal or prejudicial interests should be declared as required by the Council's Code of Conduct.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 22 January 2014 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Elizabeth Oades for Councillor Maxine Chew

Councillor Christine Akeroyd for Councillor Tim Armit

Councillor Julie Brickles for Councillor Peter Collins

Councillor Alan Clayton for Councillor Peter Hardy

4. Substitute members at Development Management Committee

The committee was asked to nominate an additional member to serve as a potential substitute on the committee.

It was RESOLVED to appoint Councillor Alan Clayton to be a reserve member of the Development Management Committee.

5. Development Management matters

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

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

(Councillor Alan Clayton was not in attendance during consideration of planning applications nos 13/0387 and 13/0590 and as a consequence, took no part in the voting relating thereto)

(Councillor Fiddler was not in attendance during consideration of planning applications 13/0743, 13/0798, 14/0089, 14/0089 and as a consequence, took no part in the voting relating thereto)

(Councillor Albert Pounder was not in attendance during consideration of planning applications nos 13/0673, 13/0743, 13/0786, 13/0798, 14/0089, 14/0089, 14/0090 and as a consequence, took no part in the voting relating thereto)

6. List of Appeals

Members were provided, for information, with appeal decision letters received between 8 January 2014 and 14 February 2014 and RESOLVED to note the decisions.

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Development Management Committee Minutes 26 February 2014

Item Number: 1

Application Reference:	13/0387	Type of Application:	Full Planning Permission
Applicant:	Mr David Thompson	Agent :	
Location:	EASTDALE, BRYNING LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RL		
Proposal:	PROPOSED DORMERS TO FRONT AND ROOF OVER EXISTING DORMER TO REAR. PROPOSED TWO STOREY EXTENSION TO SIDE AND REAR, AND FORMATION OF ROOF OVER EXISTING GARAGE TO SIDE WHICH IS TO BE CONVERTED TO A HABITABLE ROOM.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

In the interests of visual amenity.

- 3 The approved integral garage shall be used as a private garage only and no trade, business or other commercial activity shall be carried on, in or from the garage, and nor shall it be used as, or converted to, a habitable room(s)

To safeguard the amenities of the neighbourhood and ensure sufficient off street parking remains for the occupiers of the dwelling.

- 4 The development hereby approved relates to the proposed elevations and floor plans shown on the following drawing:

- Proposed: Side & Rear Pitched Roofed, Two Storey Extension to Existing Dwelling, & New Pitched Roof over Extg Garage/Proposed Play Room - Dwg No. 2 Rev C, dated Nov 2013, which also includes the following details:
 - 1) Revised GF Proposed - Plan Rev A, dated Oct 2013
 - 2) Proposed First Floor Plan & Roof Plan - Rev B, dated Oct 2013

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

Informative notes:

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

Item Number: 2

Application Reference:	13/0433	Type of Application:	Full Planning Permission
Applicant:	Warton Developments	Agent :	Steve Brougham Architect
Location:	NINE ACRES NURSERY, HARBOUR LANE, BRYNING WITH WARTON, PRESTON, PR4 1YB		
Proposal:	PROPOSED ERECTION OF 13 DETACHED DWELLINGS		

Decision

Full Planning Permission: - Powers to approve the application delegated to the Head of Planning & Regeneration subject to a satisfactory consultation response from Natural England in regard to any amendments or new European Protected Species Licences required and subject to the following conditions, together with any additional conditions required as a result of Natural England's comments:

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3

years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

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

- 2 Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In order to ensure a satisfactory standard of development.

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

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

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

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

- 5 Prior to the commencement of development, a scheme including details of the maintenance and management of public open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure the maintenance & management of public open space in accordance with development plan policy

- 6 Prior to the commencement of construction on any dwelling hereby approved, a satisfactory programmed landscaping scheme for the area of residential development including hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained,

together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

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

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

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

- 8 Prior to the commencement of development, full details of the habitat creation proposals and the management of the nature conservation areas identified on plan reference 0813-P-02A dated 19 June 2013 shall be submitted to and agreed in writing by the Local Planning Authority. These details shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes. The development shall be phased, implemented and monitored in accordance with the approved details.

In order to secure adequate compensatory and mitigation habitat and species in the proposed nature conservation area to address potential impacts on protected species and their habitat.

- 9 The reserved matters application shall retain all existing lengths of hedgerow within the proposed residential development area except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length or hedge is provided as a replacement and has been previously agreed in writing by the local planning authority. No removal, relaying or works to existing hedgerows shall be carried out between March and July inclusive in any one year unless otherwise agreed in writing by the local planning authority.

In order to protect habitats which have the potential to support breeding birds and to respect the rural characteristics of the application site.

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

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

- 11 Prior to the commencement of the development hereby approved, a scheme including details of a mechanism by which pedestrian and vehicular access to the existing dwelling at Nine Acre Nurseries shall be maintained at all times during construction and on completion of the development with this property accessed from Harbour Lane through the same single access point as the residential development, shall be submitted to and approved in writing by the Local Planning Authority.

In order to ensure the retention of an access to this property and to minimise the number of access points to Harbour Lane in the interests of highway safety.

- 12 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

To prevent the increased risk of flooding, both on and off site.

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

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

- 14 The new estate road/access between the site and Harbour Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative

- 15 Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 16 No part of the development hereby approved shall commence until a scheme for the

construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority.

In order to satisfy the Local Planning Authority that the final details of the highway works are acceptable prior to work commencing on site.

- 17 No part of the development hereby approved shall be occupied until the approved scheme referred to in condition number 16 has been constructed and completed in accordance with the scheme details.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Informative notes:

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

Item Number: 3

Application Reference:	13/0590	Type of Application:	Outline Planning Permission
Applicant:	The Co-Operative Group	Agent :	HOW Planning LLP
Location:	LAND AT KINGS CLOSE, STAINING		
Proposal:	OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS. (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission:- Determination of the application was deferred in order to allow:

Members of the Committee to visit the site;
Officers to seek further information from United Utilities and to seek to resolve any outstanding ecological issues with Natural England;
Officers to explore & comment further upon the following issues and to advise as to whether these matters either individually or together could constitute reasons for refusing the application:

- Scale and effect on the village
 - Conflict with FBLP Policy SP2
 - Ecology
 - Flooding
 - Highway safety
 - Education provision
 - Loss of Best and Most Versatile Agricultural land
- and to report their findings to Committee.

Item Number: 4

Application Reference:	13/0673	Type of Application:	Full Planning Permission
Applicant:	Kensington Developments Ltd	Agent :	
Location:	HASTINGS POINT DEVELOPMENT SITE, BEECHWOOD CLOSE, LYTHAM ST ANNES		
Proposal:	PROPOSED ERECTION OF TWO DETACHED HOUSES IN LIEU OF BLOCK OF TEN APARTMENTS APPROVED AS PLOTS 25-34 INCLUSIVE UNDER PLANNING PERMISSION 11/0803		

Decision

Full Planning Permission: - Authority to GRANT Planning Permission delegated to the Head of Planning & Regeneration subject to the completion of a s106 Town and Country Planning Act 1990 planning obligation by agreement to secure:

- the transfer at nil cost of the former Kwik Save site on St David's Road South in St Anne's to Fylde Borough Council or a Registered Social Landlord nominated by Fylde Borough Council (This land to be identified on a plan to be attached to the varied agreement),
- a financial payment of not less than £300,000 by the applicant to Fylde Borough Council
- the transfer of the land and payment of funds as described above shall be made prior to the commencement of development of the 2 dwellings under this planning permission,
- to provide that the Council will not require the applicant to make the affordable housing provision as contained in the Planning Agreement dated the 18 of July 2012 in respect of application 11/ 0803 (subject to the land transfer and payment requirements of this agreement first being satisfied)

(N.B. Should agreement not be reached in respect of the planning obligation then the authority to REFUSE this application be delegated to the Head of Planning & Regeneration on the basis that it would prevent the provision of an appropriate contribution to affordable housing from the Hastings Point development.)

and subject to the following conditions.

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3

years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

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

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

In the interests of visual amenity.

- 3 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 4 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the

approved scheme and programme.

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

- 5 Before the development hereby permitted is commenced measures shall be agreed with the Local Planning Authority for the safeguarding and protection of existing trees from damage by development works, storage of materials and operation of machinery. The area within which trees are growing shall be adequately fenced off with chestnut paling or other similar fencing to the satisfaction of the Local Planning Authority before any development is commenced, or material brought into the site. No vehicles shall pass into this area, no materials shall be stored there, no waste shall be tipped or allowed to run into the area, no fires shall be lit and no physical damage to bark or branches shall be allowed. Any pruning or other treatment to trees shall be competently carried out only after agreement with the Local Planning Authority.

To safeguard the visual amenities of the neighbourhood.

- 6 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, E, & F of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage on plot 26 hereby approved relevant to those classes shall be carried out without Planning Permission.

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

- 7 Notwithstanding the provision of Classes A, B & C of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage on plot 28 hereby approved relevant to those classes shall be carried out without Planning Permission.

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

Informative notes:

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

2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 5

Application Reference:	13/0743	Type of Application:	Variation of Condition
Applicant:	Mr & Mrs Sheridan	Agent :	Shepherd Planning
Location:	KIRKWOOD, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SH		
Proposal:	APPLICATION FOR VARIATION OF CONDITION 1 RELATING TO APPROVED PLANS AND OF CONDITION 3 RELATING TO USE OF OUTBUILDING ASSOCIATED WITH PLANNING PERMISSION 04/0807 TO ALLOW OUTBUILDING TO PROVIDE A RESIDENTIAL ANNEXE		

Decision

Variation of Condition: - Granted

Conditions and Reasons

- 1 The development hereby permitted must be undertaken in strict accordance with the approved drawing ('Proposed Plans and Elevations - dwg no. 1475 Rev A, received by the LPA on 07 February 2014) comprising all aspects of the approved development accompanying the decision notice.

Compliance with the approved plans is required to ensure the approved standard of development is achieved.

- 2 The development hereby approved shall only be used domestically and incidental to the enjoyment of the dwellinghouse known as Kirkwood, and shall not be sold off, sublet or otherwise occupied as a separate unit of residential or commercial accommodation.

The proposed development site lies in a countryside area and any additional, separate dwelling units would be contrary to the adopted countryside policies in the Fylde Borough Local Plan and would require separate consideration.

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted development) Orders, the existing curtilage of Kirkwood shall not be subdivided by fencing, walls, hedging or any other means to provide a separate garden area to the annexe accommodation hereby approved.

To prevent the establishment, or give the appearance and characteristics of, a separate residential planning unit as any additional, separate dwelling units would be contrary to the adopted countryside policies in the Fylde Borough Local Plan and would require separate consideration.

Informative notes:

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

Item Number: 6

Application Reference:	13/0786	Type of Application:	Reserved Matters
Applicant:	Barratt Homes Manchester	Agent :	Cass Associates
Location:	FORMER GEC MARCONI SITE, MILL LANE, BRYNING WITH WARTON		
Proposal:	APPLICATION FOR RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 258 DWELLINGS AND ASSOCIATED ACCESS ROADS, PEDESTRIAN/CYCLE LINK TO MILL LANE, OPEN SPACE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 12/0550		

Decision

Reserved Matters: - **Consideration of this application was deferred in order to allow:**

- Consideration of the application deferred in order to allow the Chairman, Vice Chairman and local ward councillors to discuss the density of the site, the potential to increase the central area of open space and the location of the three storey dwellings within the site with the applicant.

Item Number: 7

Application Reference:	13/0798	Type of Application:	Full Planning Permission
Applicant:	Mr W Rawkins	Agent :	S.D.Gee Drawing & Building Ser
Location:	THE COACH HOUSE, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SH		
Proposal:	PROPOSED TWO STOREY EXTENSION TO SIDE AND ERECTION OF PORCH TO FRONT		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 This consent relates to the revised plan[s] received by the Local Planning Authority on the 14th January 2014.

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

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

To ensure visual harmony in respect of the overall development.

Informative notes:

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

Item Number: 8

Application Reference:	14/0089	Type of Application:	Scoping Opinion (EIA)
Applicant:	Cuadrilla	Agent :	
Location:	ROSACRE WOOD, LAND AT ROSEACRE HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3UE		
Proposal:	CONSULTATION ON SCOPING OPINION FOR ENVIRONMENTAL STATEMENT TO ACCOMPANY APPLICATION FOR CONSTRUCTION OF A WELL PAD, DRILLING AND HYDRAULIC FRACTURING OF FOUR EXPLORATORY BOREHOLES, TESTING PROCEDURES AND RESTORATION OF SITE		

Decision

Scoping Opinion (EIA):- Additional Details Required

That Lancashire County Council be advised that Fylde Borough Council notes the content of the proposed Scoping Opinion and recommends that the Scoping Opinion is amended to include the matters listed in the bullet points below to ensure that these matters are addressed in the Environmental Impact Assessment:

- The potential impact of the proposed development on agriculture in the wider area, in particular the potential impact on the agricultural land above the area of the proposed horizontal drilling.
- The potential impacts of subsidence.
- The wider socio-economic impacts of the proposed development, in particular the potential impact on tourism in the wider Fylde area.

The Committee also requested that LCC be asked to consult with the Parish and Town Councils potentially affected by the development and take account of their views if they have not already done so.

Item Number: 9

Application Reference:	14/0090	Type of Application:	Scoping Opinion (EIA)
Applicant:	Cuadrilla	Agent :	
Location:	LAND NORTH OF PRESTON NEW ROAD, PART OF PLUMPTON HALL FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PJ		
Proposal:	CONSULTATION ON SCOPING OPINION FOR ENVIRONMENTAL STATEMENT TO ACCOMPANY APPLICATION FOR CONSTRUCTION OF A WELL PAD, DRILLING AND HYDRAULIC FRACTURING OF FOUR EXPLORATORY BOREHOLES, TESTING PROCEDURES AND RESTORATION OF SITE		

Decision

Scoping Opinion (EIA):- Additional Details Required

That Lancashire County Council be advised that Fylde Borough Council notes the content of the Scoping Opinion and recommends that the Scoping Opinion is amended to include the matters listed in the bullet points below to ensure that these matters are addressed in the Environmental Impact Assessment:

- The potential impact of the proposed development on agriculture in the wider area, in particular the potential impact on the agricultural land above the area of the proposed horizontal drilling.
- The potential impacts of subsidence.
- The wider socio-economic impacts of the proposed development, in particular the potential impact on tourism in the wider Fylde area.

The Committee also requested that LCC be asked to consult with the Parish and Town

Councils potentially affected by the development and take account of their views if they have not already done so.