

Development Control Committee



Date	22 October 2008
Venue	Town Hall, St Annes
Committee members	John Bennett (Chairman) Linda Nulty (Acting Vice-Chairman) Ben Aitken, Michael Cornah, Barbara Douglas, Kevin Eastham, Lyndsay Greening, Trevor Fiddler, Richard Fulford-Brown, Tony Ford, Peter Hardy, Albert Pounder, Heather Speak
Other Members	Christine Akeroyd, Angela Jacques
Officers	Mark Evans, Helen Hockenhall, David Gillett, Mike Atherton, Clare Holmes, Mark Sims, Lyndsey Lacey
Members of the public	Peter Holland, Anne Ballard, Peter Ballard, Zena Baxter, W. Brandon, J. Brandon, M. Fozzi, Daniel Wood, Steven Farman, Steve Buckley, A. Armstrong, Andrew Stell, J. Wharton

Vice- Chairman

Councillor Linda Nulty was appointed Vice-Chairman for the purposes of the meeting.

Mrs Helen Hockenhall (Principal Planning Officer)

The Committee wished to place on record its thanks and appreciation to Helen Hockenhall (Principal Planning Officer) for her hard work and dedicated service to the committee over the last couple of years.

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Councillor Barbara Douglas declared a personal and prejudicial interest in planning application number 08/0765 relating to land at the rear of Pilling Avenue and Grassington Road, St Annes and withdrew from the meeting.

Councillor Albert Pounder declared a personal and prejudicial interest in planning application number 08/0765 relating to land at the rear of Pilling Avenue and Grassington Road, St Annes and withdrew from the meeting.

Councillor Dr Trevor Fiddler declared a personal and prejudicial interest in planning application 08/0808 relating to Rakers Farm, 115 Kirkham Road, Freckleton and withdrew from the meeting.

2. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillor Tony Ford for Councillor Howard Henshaw

Councillor Lyndsay Greening for Councillor Barbara Pagett

3. Review of Affordable Housing Tenures

Mark Evans (Development Control Manager) presented a report to committee on proposals to undertake a review of affordable housing tenures.

It was reported that due to the economic difficulties currently being experienced within the housing and finance industries, the planning authority had been approached by local registered social landlords and the Housing Corporation to amend the way in which affordable housing is delivered on various sites within the Borough.

The request related to a proposal to amend the provisions of two section 106 agreements that had previously been entered into between developers and the Local Planning Authority. The sites in question related to the Rock factory to the rear of St Albans Road, and the former Wesham Park Hospital site, Derby Road, Wesham

Following consideration of this matter it was RESOLVED:

1. To vary the Section 106 agreement relating to the Rock Factory, rear of St Albans Road to secure the provision of social rented accommodation in lieu of shared ownership accommodation.
2. To vary the Section 106 agreement at Willowfield, Derby Road, Wesham to allow the temporary occupation of 7 units previously identified as shared ownership properties as intermediate rented accommodation for a period not exceeding 3 years from first occupation.
3. To agree to the Portfolio Holder for Strategic Development Services and the Chairman and Vice-Chairman of Development Control Committee in conjunction with local ward member(s) considering future requests to vary the tenure of properties (section 106 agreements)

4. Report on the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008

Mark Evans (Development Control Manger) reported on changes to the General Permitted Development Order which had been introduced by Central Government in an attempt to reduce the need for householders to apply for planning permission when extending a dwellinghouse. The changes were detailed in the report.

Mr Evans explained that the changes might result in certain development that previously needed planning permission no longer being subject to control by the local planning authority. Conversely certain developments that previously did not require express planning permission would now need to be the subject of a specific planning permission.

RESOLVED - To note the report.

5 .Development control matters

The Committee considered the report of Mark Evans (Development Control Manager) which set out various planning applications. A copy of the late observations schedule was circulated at the meeting.

RESOLVED 1. To decide the applications as stated in the schedule attached.

2. To write to the Chief Executive of Blackpool Airport in relation to planning application 08/0037 (Land to the rear of Westgate Road) urging the company to progress the Airport Master Plan to enable the council to fully appreciate the long term vision of the Airport which in turn would assist in the consideration of future applications at other potential development sites within the boundary.

(Councillors Peter Hardy and Barbara Douglas requested that their names be recorded as having voted against approval of planning application 08/0693 relating to Hillock Cross Farm, Hillock Lane, Freckleton.

Development Control Committee Minutes

22 October 2008

Item Number: 1

Application Reference: 08/0037		Type of Application: Full Planning Permission	
Applicant:	MAR Properties/Blackpool International Airport	Agent :	CLA Architects
Location:	LAND TO REAR 11-63 (ODDS), WESTGATE ROAD, ST ANNES, LYTHAM ST ANNES, FY8 2S		
Proposal:	ERECTION OF 74 No. RESIDENTIAL PROPERTIES (50 No. APARTMENTS AND 24 No. HOUSES) AND FORMATION OF NEW VEHICULAR/PEDESTRIAN ACCESS.		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

- 1 The proposal would be contrary to Policy RT5 of the Regional Spatial Strategy as it would detract from the efficient operation of the airport due to the loss of long-stay car parking. If approved, the proposal would result in pressure to relocate the car parking to alternative sites within the approved green belt which would be detrimental to the open nature of that area.
- 2 The proposal would fail to provide sufficient public open space and would, therefore, be contrary to the provisions of Policy TREC17 of the Fylde Borough Local Plan, as altered October 2005.
- 3 The scale and massing of the proposed four storey apartment blocks will be inappropriate in this location and would be contrary to Policy HL2 of the Fylde Borough Local Plan, as altered October 2005.

Item Number: 2

Application Reference: 08/0220		Type of Application: Full Planning Permission	
Applicant:	Mr R Powell	Agent :	Mr P Johnson
Location:	32 DERBE ROAD, ST ANNES, LYTHAM ST ANNES		
Proposal:	DEMOLITION OF EXISTING APARTMENT BUILDING OF 8 FLATS AND REPLACE WITH NEW APARTMENT BUILDING OF 12 FLATS		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

- 1 The proposed four storey rear projection of the replacement building because of its design and

scale in proximity to neighbouring properties would represent an unacceptable form of development that would be out of keeping with the character of the locality and of the existing building and would have a detrimental impact on the occupiers of neighbouring properties. Accordingly the proposal would be contrary to Criteria 2 and 4 of Policy HL2 of the Fylde Borough Local Plan, as altered October 2005.

- 2 The development by reason of the inadequate off-street parking provision would, together with the demand for parking from the large number of other building users in this part of Derbe Road, result in undue stress on the infrastructure which would be detrimental to highway and pedestrian safety. As such the proposal would be contrary to criteria 9 of policy HL2 of the Fylde Borough Local Plan as altered, October 2005.

Item Number: 3

Application Reference: 08/0268		Type of Application:	Outline Planning Permission
Applicant:	Mr Rayton, Mrs I Mason & Mrs Broughton	Agent :	Mr S D Gee
Location:	LAND (TO THE EAST) ADJACENT 15, SCHOOL LANE, FRECKLETON, PRESTON, PR4 1PJ		
Proposal:	OUTLINE APPLICATION FOR TWO NEW DWELLINGS		

Decision

Outline Planning Permission: GRANTED, subject to entering in to a Section 106 agreement in order to secure a financial contribution of up to 5% of the market value of the proposed housing units towards the provision of affordable housing and a financial contribution of up to 2.5% of the market value of the proposed housing units towards off site public open space and subject to the following conditions:

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - [a] The expiration of three years from the date of this permission;
 - or
 - [b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to the Town and Country Planning Act 1990.
- 2 This consent relates to the revised plan[s] received by the Local Planning Authority on the 1 September 2008.

For the avoidance of doubt and as agreed with the applicant / agent.
- 3 No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be

carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

To ensure and safeguard the recording of any archaeological deposits.

Informative notes:

1. Specifications and a list of professionally qualified archaeological organisations that could carry out appropriate archaeological works required by condition 3 of this planning permission can be obtained from Lancashire County Archaeology Service

Item Number: 4

Application Reference: 08/0592		Type of Application: Full Planning Permission	
Applicant:	Aedas Architects Ltd	Agent :	Aedas Architects Ltd
Location:	TOWN HALL, SOUTH PROMENADE, ST ANNES, LYTHAM ST ANNES		
Proposal:	ERECTION OF FOUR STOREY OFFICE BUILDING TO FORM EXTENSION TO TOWN HALL, REFURBISHMENT OF GROUND FLOOR OF TOWN HALL AND ALTERATIONS TO FORECOURT AND PARKING AREA		

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 Notwithstanding the details indicated on the approved plans, details showing the design (including materials, cross sections, means of opening and external colour finish) of all windows shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any window.

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

- 3 The car parking area as indicated on the approved plan as parking for visitors and staff shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the office accommodation and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for staff and visitor vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 4 Before the accesses are used for vehicular purposes, that part of the accesses extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other materials that have first been approved in writing by the local planning authority.

To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1 m above road level. . Pedestrian intervisibility splay 2.0m x 2.0m is required and should not be impeded. Height of the wall/fence and vegetation within this visibility splay should be kept below 600mm above the carriageway height. The access shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

To ensure adequate pedestrian visibility at the site access.

- 6 Any existing access that is not required to serve the proposed development shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access)

To limit the number of access points to, and to maintain the proper construction of the highway.

- 7 No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to, and agreed in writing by, the Local Planning Authority.

To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building.

- 8 Notwithstanding any denotation on the approved plans, samples of all external facing materials [including details of mortar colour], and roof treatment, including 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 the interest of securing a satisfactory overall standard of development.

- 9 Prior to the first occupation the office accommodation hereby approved, covered secure cycle and secure motorcycle parking shall be provided in accordance with a scheme that has first been submitted to and approved in writing by the local planning authority. The cycle parking shall, thereafter, be retained for use by staff and visitors unless otherwise agreed in writing by the local planning authority.

In order to encourage the use of alternative means of transport to private motor vehicles.

- 10 Prior to the commencement of development, a scheme of window treatment to prevent the overlooking of adjacent residential properties shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed in accordance with the approved details prior to office accommodation hereby approved first coming into use and shall,

thereafter, be retained unless otherwise agreed in writing by the local planning authority.

In order to prevent overlooking of neighbouring residential properties.

- 11 This consent relates to the revised plan[s] received by the Local Planning Authority on the 13 October 2008.

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

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North on 01253 741750 or writing to the Area Surveyor North, Area Office, Hampson Lane, Hampson Green, Galgate, Lancaster, LA2 0HY quoting the planning application number.
2. Specifications and a list of professionally qualified archaeological/building recording consultants and organizations that could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology, Service.
3. Any cranes used during construction shall be notified to Blackpool Airport as per the enclosed advice note. This may restrict their hours of operation.

Item Number: 5

Application Reference: 08/0655		Type of Application: Change of Use	
Applicant:	D J Cox Ltd	Agent :	Craven Design Partnership
Location:	UNIT 6 (CAR DEALERSHIPS), LYTHAM ST ANNES WAY, WHITEHILLS BUSINESS PARK, WESTBY, FY4 5PQ		
Proposal:	CHANGE OF USE FROM VACANT LAND TO USED CAR SALES FORECOURT AND CUSTOMER CAR PARK		

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

- 2 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use.

Vehicles reversing to and from the highway are a hazard to other road users.

- 3 No development approved by this permission shall be commenced until a scheme for the discharge of surface water had been approved in writing by the Local Planning Authority. Such a scheme shall be implemented and completed in accordance with the approved plans prior to the first use of the site.

To ensure the provision of a satisfactory drainage scheme.

- 4 Prior to being discharged in to any watercourse, surface water sewer or soakaway system, all surface water drainage from the car sales area shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

To prevent pollution of the water environment

- 5 A pedestrian intervisibility splay of 2.0 metres by 2.0 metres shall be provided and not be impeded to the parking areas. Height of any wall/fence or vegetation within this visibility splay should be kept below 600mm above the carriageway height.

To ensure adequate pedestrian visibility at the site access.

- 6 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 enclosure, boundary treatment including fencing/walling and hard surfacing materials 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.

- 7 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.

- 8 Before the development commences, a scheme for the external lighting of the site including degree of illumination, height and design of lighting columns and lanterns, shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented concurrently with the development and any addition or alteration to the scheme shall be first agreed in writing with the Authority.

In the interests of visual / residential amenity.

- 9 This consent relates to the revised plan[s] received by the Local Planning Authority on the 10 October 2008.

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

- 10 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or the Town & Country Planning (Use Classes) Order 2005 [or any legislation that supersedes or amends those Orders], all car sales shall take place only from those areas identified on the approved plans for such purposes.

In order to control development and to prevent the sale of cars from areas reserved for car parking and access.

- 11 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or the Town & Country Planning (Use Classes) Order 2005 [or any legislation that supersedes or amends those Orders], the use of the land hereby approved shall be restricted to the sale of vehicles in association with the applicant's adjacent site and shall not be operated, sub-let or otherwise separated from that operation without the express consent of the Local Planning Authority.

In order to secure sufficient customer car parking.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North on 01253 741750 or writing to the Area Surveyor North, Lancashire County Council, Hampson Lane, Hampson Green, Galgate, Lancaster, LA2 OHY quoting the planning application number.
2. A high pressure gas main runs through the site. The Applicant is advised to contact National Grid before the commencement of any works on site to discuss safe working practices, restrictions, regulations etc.

Item Number: 6

Application Reference: 08/0687		Type of Application: Full Planning Permission	
Applicant:	DANIEL THWAITES BREWERY	Agent :	HIGHAM & CO
Location:	BLUE ANCHOR, FLEETWOOD ROAD, GREENHALGH WITH THISTLETON, PRESTON		

Proposal:	ALTERATIONS AND EXTENSIONS TO THE PUBLIC HOUSE AND THE ERECTION OF A 38 BED LODGE. (RENEWAL OF PLANNING PERMISSION REFERENCE 05/0086)
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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 Notwithstanding any denotation on the approved plans Samples of facing materials [including details of mortar colour as appropriate], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days 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 the interest of securing a satisfactory overall standard of development.

- 3 Prior to the commencement of development, details of the proposed windows, including cross sections, means of opening and external colour finishes shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in complete accordance with the approved details.

In the interests of visual amenity.

- 4 Before the commencement of any development , a detailed scheme of off site highway improvement works and alterations to the access to the development, shall be submitted to the local Planning Authority for approval in writing. The approved scheme, (or any other scheme subsequently approved in writing by the local planning authority) shall be implemented and completed prior to the development hereby approved first being brought in to use.

In order to ensure a safe and satisfactory access to the development in the interests of highway safety.

- 5 Prior to the commencement of development, details of the car park lighting shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved lighting shall be used in the development unless a further scheme is approved in writing by the local planning authority.

In order to prevent glare and/or light pollution in this rural area which may be detrimental to the residential amenity of neighbouring residents.

- 6 The car parking [and unloading and loading] area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for visitors or delivery /collection vehicles.

To provide satisfactory off-street parking in accordance with Council's

adopted standards.

- 7 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 artifacts 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.

- 8 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.

- 9 Prior to the commencement of development, details of a screen fence to be erected around the proposed service yard shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented to the satisfaction of the local planning authority prior to the development hereby approved first coming into use.

In order to screen the proposed service yard in the interests of visual amenity and to protect the residential amenity of neighbouring residents.

- 10 Prior to the commencement of development, a suitably qualified ecologist shall carry out a walk over survey to investigate the presence or recent presence of great crested newts or other protected amphibians on the site. If the survey confirms the presence or recent presence of such species, that may be disturbed by the development work, a suitable scheme to prevent disturbance of these protected species shall be submitted to the local planning authority in writing. The development shall proceed in accordance with the approved scheme.

To ensure compliance with the Wildlife and Countryside Act 1981, Schedule 5.

- 11 Before the development commences, details of the location and design of secure cycle parking to serve the development, shall be submitted to the Local Planning authority for approval in writing. The approved details shall be implemented and available for use before the first occupation of the premises hereby approved.

In order to ensure the provision of adequate cycle parking facilities.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North on 01253 741750 or writing to the Area Surveyor North, Lancashire County Council, Hampson Lane, Hampson Green, Galgate, Lancaster, LA2 0HY quoting the planning application number.
2. The applicant is advised to provide adequate signage to request customers leaving the premises to turn left and use the M55 roundabout rather than exit the premises by making a right turn.

Item Number: 7

Application Reference: 08/0693		Type of Application: Full Planning Permission	
Applicant:	Rowan Veterinary Centre Ltd	Agent :	Mr Nigel Robinson
Location:	HILLOCK CROSS FARM, HILLOCK LANE, FRECKLETON, PRESTON		
Proposal:	ERECTION OF VETERINARY CLINIC INCORPORATING A 1 BEDROOM FLAT FOR A KEY WORKER		

Decision

Full Planning Permission :- Delegated to Officers to approve subject to approving details of the landscaping of the site with the Chairman and Vice Chairman of Committee, receiving no adverse comments from the County Ecologist, referral to the Secretary of State as a departure under the Green Belt Directive 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 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 All window frames on the proposed building shall be set in a 90mm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.

To ensure a satisfactory standard of development in the interests of the overall quality of the built development.

- 4 All windows and doors shall be of a timber construction and painted or stained in a colour to the satisfaction of the Local Planning Authority; they shall all be set in reveal within their openings.

In the interests of the overall appearance of the development.

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

In the interests of visual / residential amenity.

- 6 The car parking and servicing area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for staff & visitors to the site or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 7 The building shall not be occupied until a means of vehicle access has been constructed in accordance with the approved plans.

To secure a satisfactory standard of development.

- 8 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 artifacts 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.

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

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

- 10 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

In the interests of visual amenity and to contribute to the overall quality of the development.

- 11 This consent relates to the revised plans received by the Local Planning Authority on the -----
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For the avoidance of doubt and as agreed with the applicant / agent.

- 12 Prior to commencement of development, details of provisions for the nesting of bats or barn owls within or upon the structure shall be agreed with and subsequently implemented to the satisfaction of the Local Planning Authority.

In order not to disturb or deter the occupation by bats or the nesting or roosting of Barn Owls, as both species are protected by the Wildlife and Countryside Act 1981.

- 13 A full drainage scheme incorporating details of foul and surface water connections are to be submitted to the Local Planning Authority for approval prior to the commencement of development and subsequently only those works shall be implemented.

To ensure the provision of a satisfactory drainage scheme.

- 14 The occupation of the dwelling shall be limited to a person employed as a Vet or Veterinary Nurse by the Veterinary Practice operating from this site. For the avoidance of doubt this excludes any other employee of the Veterinary Practice. Should the occupation of the building as a Veterinary Practice cease, the occupation of the dwelling shall also cease on the same date.

The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the building for Veterinary purposes and the condition is imposed in order to preserve the character and nature of the Green Belt.

- 15 The building shall be used as a Veterinary Clinic only and for no other purpose within Class D1 of the Town and Country Planning (Use Classes Order) 1987.

In order to protect the character of the Green Belt.

- 16 Development shall not begin until a written scheme of remediation measures including a timetable to address the contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

In the interests of ensuring the satisfactory development of the site given the recognised site contaminants.

Item Number: 8

Application Reference: 08/0708		Type of Application:	Full Planning Permission
Applicant:	Mr Butterfield	Agent :	JCPLANNING
Location:	GREENRIDGES, WEETON ROAD, WESTBY WITH PLUMPTONS, WESTBY, PR4 3PL		
Proposal:	ERECTION OF A REPLACEMENT DWELLING, LAND REMODELLING AND CONSTRUCTION OF A SCREEN MOUND (AS AMENDED) (ALTERATION TO PERMISSION 08/0277)		

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 application as amended by the additional and revised plans received by the local planning authority on 18 September 2008, 19 September 2008 and 7 October 2008.

To define the permission.

- 3 The materials and finishes to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application and/or as discharged in the context of the prior planning permission 08/0277, granted on 4 June 2008, unless otherwise agreed in writing with the local planning authority.

To ensure a satisfactory external appearance for the completed development.

- 4 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E F or G 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 relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Chimney/Flue

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

- 5 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 within 13 weeks of the date of this permission. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts 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.

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

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

- 7 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 14 days prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

In the interests of visual amenity and to contribute to the overall quality of the development.

- 8 The finished ground floor level of the new dwelling shall not exceed 35m AOD as indicated on the approved plans.

In the interests of visual amenity in this countryside location.

- 9 The use of the putting green shown on the additional plans shall at all times remain incidental to

the enjoyment of the dwellinghouse hereby approved and shall not be used for business purposes.

To define the permission and to maintain planning control.

Informative notes:

1. The separate approval of the Environment Agency will be required for the outfall from the proposed septic tank.

Item Number: 9

Application Reference: 08/0765		Type of Application:	Full Planning Permission
Applicant:	New Fylde Housing Association	Agent :	Croft Goode Limited
Location:	LAND REAR OF PILLING AVENUE AND GRASSINGTON ROAD, PILLING AVENUE, ST ANNES, LYTHAM ST ANNES, FY8 3Q		
Proposal:	DEMOLITION OF 80NO. EXISTING PROPERTIES ON PILLING AVENUE AND GRASSINGTON ROAD OFF HEYHOUSES LANE, ST ANNES & CONSTRUCTION OF 111NO NEW AFFORDABLE DWELLINGS IN THE FORM OF 4NO. MOBILITY BUNGALOWS FOR THE OVER 55'S, 32NO. FAMILY HOUSES & 75NO. APARTMENTS FOR OVER 55'S FOR NEW FYLDE HOUSING ASSOCIATION.		

Decision

Full Planning Permission :-: GRANTED, subject to entering in to a Section 106 agreement in order to secure a financial contribution of up to 2.5% of the market value of the proposed housing units towards off site public open space 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 This consent relates to the revised plan[s] received by the Local Planning Authority on the 10 October 2008.

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

- 3 Notwithstanding any denotation on the approved plans, samples of all external materials to be used in the development including details of texture and 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 the interest of securing a satisfactory overall standard of development.

- 4 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 artifacts 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.

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

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

- 6 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 neighborhood.

- 7 Before the development commences , details of all hard surface treatments including access drive, pedestrian areas and parking areas shall be submitted to the Local Planning Authority for approval in writing. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority

In the interests of visual amenity

- 8 Before the development commences, details of the position, design and materials of all

proposed boundary treatments and gates shall be submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented concurrently with the development and thereafter retained.

In order to safeguard the visual amenity of the locality.

- 9 Before the development commences, details of the location, design and materials of secure cycle and scooter storage facilities shall be submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented concurrently with the development and thereafter retained .

To ensure the provision of cycle facilities in the development.

- 10 The apartment blocks and mobility bungalows hereby approved shall be used as sheltered accommodation for persons over the age of 55 years and for no other purpose [including any other purpose within Class C of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order].

The use of the properties for any other purpose would require further consideration by the Local Planning Authority and a re assessment of the car parking provision serving the development.

- 11 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is first brought into use.

Vehicles reversing to and from the highway are a hazard to other road users.

- 12 The car parking areas as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site and their visitors.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 13 Before the accesses are used for vehicular purposes, that part of the accesses extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- 14 A pedestrian intervisibility splay of 2.0 metres by 2.0 metres shall be provided and not be impeded to the parking areas. Height of any wall/fence or vegetation within this visibility splay should be kept below 600mm above the carriageway height.

To ensure adequate pedestrian visibility at the site access.

- 15 Before the commencement of any demolition or construction works, 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 shall be commenced until a scheme of off site highway improvement measures, including the improvement of public transport facilities, has been submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented in accordance with a timetable to be first agreed with the Local Planning Authority.

To ensure satisfactory improvements to sustainable transport measures

- 17 Before the development commences, a scheme for the external lighting of the apartment buildings and the associated car parking areas, including the degree of illumination, height and design of lighting columns and lanterns, shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented concurrently with the development and any addition or alteration to the scheme shall be first agreed in writing with the Authority.

In the interests of visual / residential amenity.

- 18 There shall be no construction or demolition work carried out outside the hours 07.30 – 18.00 Monday to Friday and 08.00 – 12.00 on Saturdays. There shall be no construction or demolition work at all carried out on Sundays and Bank Holidays, unless the express consent of the local planning authority has first been obtained.

In order to minimise disturbance to neighbouring residents.

Item Number: 10

Application Reference: 08/0808		Type of Application:	Full Planning Permission
Applicant:	Mr James Fiddler	Agent :	
Location:	RAKERS FARM, 115 KIRKHAM ROAD, FRECKLETON, PRESTON, PR4 1H		
Proposal:	REMOVAL OF CONDITION 3 ON APPROVED APPLICATION 06/0173. ALSO EXTERNAL ALTERATIONS TO EXTENSION		

Decision

Full Planning Permission :- GRANTED, subject to entering in to a Section 106 agreement in order to secure a financial contribution of up to 5% of the market value of the proposed housing unit towards the provision of affordable housing and a financial contribution of up to 2.5% of the market value of the proposed housing unit towards off site public open space 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 Details of the materials including finish and colour of the alterations shall be submitted to the

Local Planning Authority in writing for its written approval prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 3 This consent relates to the amended plans received and dated 15/10/08 showing private garden area segregated to delineate two tandem gardens to serve the two dwellings.

In order to secure satisfactory amenity space for the new dwelling.

Item Number: 11

Application Reference: 08/0811		Type of Application:	Full Planning Permission
Applicant:	Mrs Bowling	Agent :	
Location:	LAND SOUTH/FIELD NO 7126, FAIRFIELD ROAD, SINGLETON, BLACKPOOL, FY6 8L		
Proposal:	CHANGE OF USE FROM AGRICULTURAL LAND TO EQUESTRIAN USE FOR THE KEEPING OF HORSES.		

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 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure, has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with those approved plans.

To prevent the pollution of controlled waters and to safeguard visual/environmental amenity.

Item Number: 12

Application Reference: 08/0813		Type of Application:	Prior Approval
Applicant:	Metacre Ltd	Agent :	Fletcher Smith Architects
Location:	SOUTH VIEW FARM, KIRKHAM ROAD, TREALES, ROSEACRE		

Proposal:	AND WHARLES, PRESTON, PR REPLACEMENT OF EXISTING DERELICT BARN
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Decision

Prior Approval :- 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 Notwithstanding any denotation on the approved plans samples of roofing and facing materials including 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 the interest of securing a satisfactory overall standard of development.

Item Number: 13

Application Reference:	08/0827	Type of Application:	Full Planning Permission
Applicant:	Metacre Ltd	Agent :	Fletcher Smith Architects
Location:	SOUTH VIEW FARM, KIRKHAM ROAD, TREALES, ROSEACRE AND WHARLES, PRESTON, PR		
Proposal:	CHANGE OF USE FROM DERELICT MILKING PARLOR INTO STABLES AND GARAGE FOR PRIVATE USE		

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 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 14 days prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

In the interests of visual amenity and to contribute to the overall quality of the development.

- 4 All windows and doors shall be of a timber construction and painted or stained in a colour to the satisfaction of the Local Planning Authority; they shall all be set in reveal within their openings.

In the interests of the overall appearance of the development.

- 5 The garage shall be used as a private garage only and no trade or business shall be carried on, in or from the building.

To safeguard the amenities of the neighbourhood.

- 6 The garage door shall be constructed in timber to the satisfaction of the Local Planning Authority.

In the interests of visual amenity given the sensitive location of the site.

- 7 Details of a highway & pedestrian visibility splay shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The height of the wall/fence and vegetation within this visibility splay should be kept below 600mm above the carriageway height. The access shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

In order to ensure adequate visibility at the site access.

- 8 Any gates to be erected at the vehicular access shall be inward opening only.

In the interests of highway safety.

- 9 No works to convert the buildings at South View Farm shall commence or be undertaken between the months of March and July.

In order to prevent disturbance to nesting birds

- 10 Prior to commencement of development, details of provisions for the nesting of bats or barn owls within or upon the structure shall be agreed with and subsequently implemented to the satisfaction of the Local Planning Authority.

In order not to disturb or deter the occupation by bats or the nesting or roosting of Barn Owls, as both species are protected by the Wildlife and Countryside Act 1981.

- 11 No development [including any demolition works] shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the

Planning Authority, in conjunction with the Lancashire Country Archaeologist [as applicable]. The timetable of works shall be agreed with the Local Planning Authority which shall be wholly implemented with the Authority in conjunction with an archaeological group, approved by the Lancashire Archaeologist.

The site is of special archaeological importance.

- 12 A full drainage scheme incorporating details of foul and surface water connections are to be submitted to the Local Planning Authority for approval prior to the commencement of development and subsequently only those works shall be implemented.

To ensure the provision of a satisfactory drainage scheme.

- 13 No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with approved plans.

In order to prevent pollution of the water environment.

Item Number: 14

Application Reference: 08/0838		Type of Application:	Full Planning Permission
Applicant:	Mr Farman	Agent :	
Location:	18 LINDSAY AVENUE, ST ANNES, LYTHAM ST ANNES		
Proposal:	RESUBMISSION OF APPLICATION 08/0558 FOR TWO STOREY SIDE EXTENSION		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

- 1 A two storey extension at this semi detached property at the corner of Haymarket would result in a large and dominant two storey side extension that would project well in front of the established building line on Haymarket. As such the proposal is considered to be contrary to Policy HL5 of the Fylde Borough Local Plan, as amended October 2005 and the guidance contained in the Council's adopted Supplementary Planning Document: Extending your home, particularly Design Note 7.