

## Development Control Committee



Date	Wednesday, 23 March 2011
Venue	United Reformed Church, St Annes
Committee members	John Bennett (Chairman) Ben Aitken (Vice-Chairman)  Michael Cornah, Maxine Chew, Fabian Craig-Wilson, Barbara Douglas, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw, Linda Nulty, Kiran Mulholland, Barbara Pagett, Albert Pounder, Paul Rigby, Heather Speak
Other members	Barbara Pagett, Leonard Davies
Officers	Ian Curtis, Mark Evans, Paul Rossington, Nicola Martin
Members of the Public	A substantial number of members of the public were in attendance

### 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 Paul Rigby declared a personal interest in item 6 of the development control matters in that he was a director of New Fylde Housing.

### 2. Confirmation of minutes

RESOLVED: To approve the minutes of the meeting of the Development Control Committee held on 16 February 2011 as correct record for signature by the chairman.

### 3. Substitute members

The following substitution was reported under Council procedure rule 22.3:

Councillor Maxine Chew for Councillor Barbara Pagett

4. Development control matters

The Committee considered the report of Mark Evans (Assistant Director: Planning Services) 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.

With regard to development control items numbers 1 and 2 (288-290 Clifton Drive South, Lytham St Annes), a recorded vote was taken and the voting was as follows:

*For deferral (6) Councillors Aitken, Hardy, Henshaw, Nulty, Speak and Chew*

*Against deferral (4) Councillors Bennett, Cornah, Eastham and Pounder*

With regard to development control item number 5 (land adjacent to 15 School Lane, Freckleton), a recorded vote was taken and the voting was as follows:

*For deferral (9) Councillors Aitken, Craig-Wilson, Cornah, Eastham, Fulford-Brown, Hardy, Henshaw, Nulty, and Pounder*

*Against deferral (6) Councillors Bennett, Douglas, Mulholland, Rigby, Speak and Chew*

With regard to development control item number 6 (Nine Acre Nursery, Harbour Lane, Bryning with Warton), a recorded vote was taken and the voting was as follows:

*For refusal as per the officers' recommendation (3) Councillors Aitken, Cornah and Nulty*

*Against refusal (12) Councillors Bennett, Craig-Wilson, Douglas, Eastham, Fulford-Brown, Hardy, Henshaw, Mulholland, Pounder, Rigby, Speak and Chew*

*(Following the above vote, the meeting voted in favour of the decision recorded in the attached schedule. The Chairman indicated that he was satisfied that that matter was no longer controversial and dealt with it by show of hands rather than by taking a recorded vote on it)*

With regard to development control item number 8 (workshop to the rear of 42-46 Kirkham Road, Freckleton), a recorded vote was taken and the voting was as follows:

*For approval as per the officers' recommendation (9) Councillors Bennett, Aitken, Cornah, Fulford-Brown, Henshaw, Nulty, Rigby, Speak and Chew*

*Against approval (4) Councillors Craig Wilson, Douglas, Hardy and Mulholland*

*Abstentions (2) Councillors Eastham and Pounder*

With regard to development control items numbers 3, 4, 7, 9 and 10 as detailed on the agenda, the Chairman indicated that he was satisfied that the matters were not controversial and dealt with them by show of hands rather than by taking a recorded vote on them. The decisions relating thereto are detailed in the schedule attached.

5. Appeals decided

Members were provided, for information, with appeal decision letters received between 4 February and 14 March 2011 and RESOLVED to note the decisions.

6. Exclusion of the Public

Members were invited to consider passing a resolution concerning the exclusion of the public from the meeting in accordance with the provisions of Section 100A(4) of the Local Government Act 1972 on the grounds that the business to be discussed was exempt information as defined respectively in paragraph 5 of Schedule 12A of the Act.

It was RESOLVED: To exclude the public for the reasons stated

*(The chairman indicated that he was satisfied that the matter was not controversial and dealt with the matter by a show of hands rather than by taking a recorded vote on it.)*

7. Variation of section 106 agreement relating to linked developments at Orchard Road (The Gables) and to the rear of St Albans Road (the Factory), St Annes

The meeting considered a request to vary a section 106 agreement relating to linked developments at Orchard Road and to the rear of St Albans Road, St Annes.

Following discussion, it was RESOLVED to authorise the variation of the agreement as set out in the report, subject to confirmation being received that the surfacing and street lighting had been adopted.

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# Development Control Committee Minutes

## 23 March 2011

**Item Number: 1**

<b>Application Reference:</b>	10/0681	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Fylde Borough Council	<b>Agent :</b>	Cassidy and Ashton Partnership
<b>Location:</b>	288-290 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH		
<b>Proposal:</b>	DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A CHANGE OF USE TO FORM 285m2 OF A2 FLOORSPACE, 420m2 OF A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)		

### Decision

Full Planning Permission :- Application Deferred

### Conditions and Reasons

Deferred to request the applicant to give further consideration to the retention of the existing building at 288-290, Clifton Drive South and, if the building must be demolished, request amended plans proposing a replacement building of a more traditionally inspired design.

**Item Number: 2**

<b>Application Reference:</b>	10/0682	<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Fylde Borough Council	<b>Agent :</b>	Cassidy and Ashton Partnership
<b>Location:</b>	288-290 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH		
<b>Proposal:</b>	LISTED BUILDING CONSENT FOR DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A CHANGE OF USE TO FORM 285m2 OF A2 FLOORSPACE, 420m2 OF A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)		

### Decision

Listed Building Consent :- Application Deferred

### Conditions and Reasons

Deferred to allow further consideration of the linked application reference 10/681.

**Item Number: 3**

<b>Application Reference:</b> 10/0751		<b>Type of Application:</b> Outline Planning Permission
<b>Applicant:</b>	Kensington Developments Ltd	<b>Agent :</b>
<b>Location:</b>	WESTFIELD NURSERIES, WHITEHILL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LA	
<b>Proposal:</b>	OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 10 NO. DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)	

**Decision**

Outline Planning Permission :-

Prior to the consideration of this application by the Committee, the applicant submitted an appeal against the council's failure to determine the application within the statutory period. As a result the Committee was not able to determine the application.

However, the Committee did consider what decision it would have made had it been in a position to determine the application and resolved that they would have been minded to refuse planning permission for the following reasons:

**Conditions and Reasons**

- 1 The proposal involves residential development of land that is outside of any settlement boundary and is allocated as Countryside in the Fylde Borough Local Plan. Residential development does not meet any of the categories of development which are acceptable in such areas and so the proposal is contrary to Policy SP2 of the Fylde Borough Local Plan in principle and to Policy HL3 of the Fylde Borough Local Plan which requires such schemes to be small scale and wholly affordable.
- 2 The proposal involves residential development of land that is outside of any settlement, and in the absence of any material considerations to outweigh the conflict with the Countryside allocation of the Fylde Borough Local Plan in Policy SP2, the residential development of such land does not accord with the requirements of the council's Interim Housing Policy.
- 3 The site has a low accessibility due to its separation from shops, services and the existing transport connections. In the absence of any agreement being secured with the developer for improvements to these transport connections then the proposal does not offer its future residents the necessary access to these services and so is contrary to criteria 7 of Policy HL2 of the Fylde Borough Local Plan.
- 4 In the absence of any legal agreement or other such mechanism being in place to secure the provision and operation of the proposed affordable housing requirements there can be no certainty that the requirements of Fylde Borough Council's Interim Housing Policy will be provided. Accordingly the scheme is contrary to the provisions of the Interim Housing Policy, Policy L5 of Regional Spatial Strategy for the North West and guidance in paragraphs 27-30 of PPS3: Housing in respect of affordable housing

provision.

- 5 That in the absence of any legal agreement or other such mechanism being in place to secure the on site provision and on-going maintenance of an appropriate degree of public open space there can be no certainty that this requirement of Fylde Borough Council's Interim Housing Policy will be provided. On that basis the scheme is contrary to the Interim Housing Policy and Policy TREC 17 of the Fylde Borough Local Plan.
- 6 That in the absence of any legal agreement or other such mechanism being in place to secure the contributions towards public realm improvements in the area there can be no certainty that this requirement of Fylde Borough Council's Interim Housing Policy will be provided. On that basis the scheme is contrary to the Interim Housing Policy and Policy EP01 of the Fylde Borough Local Plan.
- 7 That the application does not provide any mechanism to secure contributions towards addressing the shortfall in local primary and secondary education provision to meet the increased demand for education places in the area that the occupants of the dwellings will generate. There is also no mechanism to secure contributions towards additional waste management services. The absence of such mechanisms as are outlined by Lancashire County Council's 'Planning Obligations in Lancashire' paper results in a form of development that is contrary to the requirements of that paper.

**Item Number: 4**

<b>Application Reference:</b> 10/0752		<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Kensington Developments Ltd	<b>Agent :</b>	
<b>Location:</b>	POND (ADJ. HONDA DEALERSHIP), LYTHAM ST ANNES WAY, WHITEHILLS BUSINESS PARK, WESTBY, FY		
<b>Proposal:</b>	OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 38 NO. DWELLINGS INCLUDING RELOCATION OF BALANCING POND TO A SITE ON SOUTHERN SIDE OF WHITEHILLS ROAD (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

**Decision**

Outline Planning Permission :-

Prior to the consideration of this application by the Committee, the applicant submitted an appeal against the council's failure to determine the application within the statutory period. As a result the Committee was not able to determine the application.

However, the Committee did consider what decision it would have made had it been in a position to determine the application and resolved that they would have been minded to refuse planning permission for the following reasons:

**Conditions and Reasons**

- 1 The proposal involves residential development of land that is outside of any settlement

boundary and is allocated as Countryside in the Fylde Borough Local Plan. Residential development does not meet any of the categories of development which are acceptable in such areas and so the proposal is contrary to Policy SP2 of the Fylde Borough Local Plan in principle and to Policy HL3 of the Fylde Borough Local Plan which requires such schemes to be small scale and wholly affordable.

- 2 The proposal involves residential development of land that is outside of any settlement, and in the absence of any material considerations to outweigh the conflict with the Countryside allocation of the Fylde Borough Local Plan in Policy SP2, the residential development of such land does not accord with the requirements of the council's Interim Housing Policy.
- 3 The site has a low accessibility due to its separation from shops, services and the existing transport connections. In the absence of any agreement being secured with the developer for improvements to these transport connections then the proposal does not offer its future residents the necessary access to these services and so is contrary to criteria 7 of Policy HL2 of the Fylde Borough Local Plan.
- 4 In the absence of any legal agreement or other such mechanism being in place to secure the provision and operation of the proposed affordable housing requirements there can be no certainty that the requirements of Fylde Borough Council's Interim Housing Policy will be provided. Accordingly the scheme is contrary to the provisions of the Interim Housing Policy, Policy L5 of Regional Spatial Strategy for the North West and guidance in paragraphs 27-30 of PPS3: Housing in respect of affordable housing provision.
- 5 That in the absence of any legal agreement or other such mechanism being in place to secure the on site provision and on-going maintenance of an appropriate degree of public open space there can be no certainty that this requirement of Fylde Borough Council's Interim Housing Policy will be provided. On that basis the scheme is contrary to the Interim Housing Policy and Policy TREC 17 of the Fylde Borough Local Plan.
- 6 That in the absence of any legal agreement or other such mechanism being in place to secure the contributions towards public realm improvements in the area there can be no certainty that this requirement of Fylde Borough Council's Interim Housing Policy will be provided. On that basis the scheme is contrary to the Interim Housing Policy and Policy EP01 of the Fylde Borough Local Plan.
- 7 That the application does not provide any mechanism to secure contributions towards addressing the shortfall in local primary and secondary education provision to meet the increased demand for education places in the area that the occupants of the dwellings will generate. There is also no mechanism to secure contributions towards additional waste management services. The absence of such mechanisms as are outlined by Lancashire County Council's 'Planning Obligations in Lancashire' paper results in a form of development that is contrary to the requirements of that paper.
- 8 The proposed development of the site results in the loss of a UK BAP protected habitat. The mitigation that has been proposed to compensate for this loss, and the details of the translocation of the protected species themselves is insufficient and so the council cannot be satisfied that there will not be a detrimental impact on the population of the

protected species and its habitat. As such the proposal is contrary to Policy EP19 of the Fylde Borough Local Plan and to guidance in PPS9. The potentially detrimental impact on the ponds and other nature conservation features within the site will also be contrary to Policies EP10 and EP18 of the Fylde Borough Local Plan.

- 9 The proposed development fails to provide adequate certainty that the design and capacity of the replacement surface water balancing pond and other SUDS features will be able to address the surface water drainage issues that arise as a consequence of the relocation of the balancing pond. There is also uncertainty about the arrangements for the on-going maintenance of these replacement features. The lack of agreement on these issues results in a development that is contrary to the requirements of Policy EP25 of the Fylde Borough Local Plan and guidance in PPS25: Development and Flood Risk.

**Item Number: 5**

<b>Application Reference:</b>	10/0756	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Genesis Property Solutions Ltd	<b>Agent :</b>	Smith
<b>Location:</b>	LAND ADJACENT 15, SCHOOL LANE, FRECKLETON, PRESTON, PR4 1PJ		
<b>Proposal:</b>	PROPOSED CONSTRUCTION OF DETACHED TWO STOREY BUILDING PROVIDING TWO 2 BEDROOM APARTMENTS		

**Decision**

Full Planning Permission :- Application Deferred

**Conditions and Reasons**

Deferred to allow Committee to visit the site and to seek revised bin storage arrangements for the existing an proposed buildings.

**Item Number: 6**

<b>Application Reference:</b>	10/0766	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Warton LLP	<b>Agent :</b>	
<b>Location:</b>	NINE ACRES NURSERY, HARBOUR LANE, BRYNING WITH WARTON, PRESTON, PR4 1YB		
<b>Proposal:</b>	OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 67 NO. DWELLINGS INCLUDING 20 NO. AFFORDABLE DWELLINGS. (ALL MATTERS RESERVED)		



## Decision

Outline Planning Permission :-

## Conditions and Reasons

Committee were minded to approve this application subject to the consideration of the imposition of appropriate conditions and the completion of a section 106 agreement, both to be agreed at the next meeting of the Development Control Committee.

**Item Number: 7**

<b>Application Reference:</b> 10/0792		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	GAP Convenience Distribution	<b>Agent :</b>	JMP Architects
<b>Location:</b>	MYTHOP LODGE (FARM) AND GRANARY BUILDINGS, MYTHOP ROAD, WEETON WITH PREESE, PRESTON		
<b>Proposal:</b>	PROPOSED ERECTION OF EXTENDED AND REPLACEMENT WAREHOUSE BUILDINGS WITH ASSOCIATED LOADING YARD, EXTENDED HARD STANDING AREAS AND EXTENDED CAR PARK. FORMATION OF ROOF OVER SILO AND ERECTION OF COVERED PALLET/FLAMMABLE MATERIAL STORE. TEMPORARY RELOCATION OF CARAVAN STORAGE .		

## Decision

Full Planning Permission :- Granted

## Conditions and Reasons

- The development hereby permitted must be begun not later than the expiration of five 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 91 of the Town and Country Planning Act 1990, while compliance with approved plans is required to ensure the approved standard of development is achieved.
- 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.
- The use of the buildings hereby approved shall only for the purposes within Use Class B8 [Storage or Distribution] as defined in the Town and Country Planning (Use Classes) Order 1987 (or any other Order superseding or revoking it).

No separate use should commence without the prior approval of the Local Planning Authority in order to ensure that use of the premises does not prejudice the amenity of the area and conforms with Council's policies.

- 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 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.

- 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 arboricultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent Order superseding it) no development of the type described in Schedule 2, Part 8 shall be undertaken without the prior express permission of the Local Planning Authority.

To ensure that the Local Planning Authority retains control over the development of the site in accordance with the provisions of Policy SP6 of the Fylde Borough Local Plan.

- 7 None of the units shall, at any time, be used for any purpose relating to the processing,

treatment, storage, sorting, transfer or disposal of waste.

In the interests of the amenity of the occupiers of nearby residential properties.

- 8 The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before any replacement building hereby permitted becomes operative.

To allow for the effective use of the parking areas.

- 9 The car park area, HGV hard standing and HGV turning area shall be used only for the purposes of vehicle parking and manoeuvring in association with and incidental to the lawful uses of the site and not at any time for any other purpose including the storage of goods, products or waste.

In the interests of visual amenity and to preserve the character of the area.

- 10 The temporary use of the area of agricultural land along the eastern site boundary for the storage of displaced caravans (as indicated on Drawing No. L2420 344) shall only begin at the commencement of the development hereby approved. This use shall cease within 12 months of the commencement of the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority, and the land reinstated to agricultural grassland.

Unlimited use of this land for the storage of caravans would be injurious to the visual amenity and character of this countryside area.

- 11 The development hereby approved shall be implemented in full accordance with the recommendations outlined within Section 6.0 of the submitted 'Ecological Survey Report - Amphibians' (document ref. GEN/10/177/A). Should Great Crested Newts be suspected or detected within the site at any time prior to or during the implementation of this planning permission, all works shall cease immediately and advice sought from Natural England or a suitable qualified ecologist. The advice given is to be followed to the written satisfaction of the Local Planning Authority.

In order not to disturb or deter the occupation of the site by Great Crested Newts as they are a species whose habitat is protected by the Wildlife and Countryside Act 1981.

**Item Number: 8**

<b>Application Reference:</b> 10/0807		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Mr & Mrs Shaw	<b>Agent :</b>	Mr Shaw
<b>Location:</b>	WORKSHOP REAR, 42-46 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HT		
<b>Proposal:</b>	ERECTION OF NEW DETACHED DWELLING TO REPLACE EXISTING WORKSHOP AND CABINS. (RE-SUBMISSION OF 10/0524)		

**Decision**

Full Planning Permission :- Approved subject to the completion of a Section 106 agreement in order to secure:

- a financial contribution of 5 % of the market value of the proposed dwelling towards securing off site affordable housing,
- a financial contribution of 2.5% of the market value of the proposed dwelling towards securing off site public open space,

**(Where the Section 106 agreement is not signed within a reasonable period of time, authority to refuse planning permission is delegated to the Head of Planning (Development Control) to refuse the application as being contrary to the provisions of the Interim Housing Policy)**

**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 That prior to the commencement of the development hereby approved full details of the type, size, texture and colour of materials to be used on the external elevations and roof shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used for the development unless otherwise agreed in writing with the Authority.

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

- 3 That prior to the commencement of the development hereby approved, full details of the surface water and foul water drainage including any sewerage treatment plant and any connections to existing watercourses / ditches shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented during construction with no dwelling occupied until the details are fully operational to the

satisfaction of the Local Planning Authority.

To ensure that the surface and foul water drainage details for the dwellings are appropriately provided without causing flooding or pollution of the water environment.

- 4 No part of the development hereby approved shall be occupied until the car parking spaces indicated on the approved drawings have been provided in full and available for use. Thereafter these spaces shall be retained at all times.

In the interest of highway safety

- 5 That prior to the commencement of any development hereby approved, details of the proposed materials of construction and heights of any fences, walls, railings or other such means of enclosure for all the boundaries of the site shall be submitted to and approved by the Local Planning Authority. Any such works shall only be erected in accordance with this approved detail.

To ensure that the boundaries are appropriately designed to complement the rural character of the area.

- 6 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A, B, C, D, E, F, and 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.

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 dwellings and the surrounding area.

- 7 Notwithstanding the provision of Classes A, B and 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 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 which may adversely affect the character and appearance of the dwelling and the surrounding area.

**Item Number: 9**

<b>Application Reference:</b> 11/0023		<b>Type of Application:</b>	
<b>Applicant:</b>	Mr T Ashton	<b>Agent :</b>	Mr Ashton
<b>Location:</b>	10 PENDLE PLACE, LYTHAM ST ANNES, FY8 4JB		
<b>Proposal:</b>	PROPOSED ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSIONS AND TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR / SIDE EXTENSIONS AND		

### Decision

Full Planning Permission:- Granted

### Conditions and Reasons

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

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

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

**Item Number:** 10

<b>Application Reference:</b> 11/0052		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b> Green Energy Incorporated Ltd		<b>Agent :</b> Planning Problems Solved	
<b>Location:</b> PEEL HALL FARM, PEEL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JX			
<b>Proposal:</b> TEMPORARY SITING OF HYDRO ELECTRIC TRIAL PLANT UNTIL 30/11/2011			

### Decision

Full Planning Permission :- Refused

### Conditions and Reasons

- 1 By virtue of its height, design and location, the proposed retention of the hydro-electric plant would have a significantly harmful impact on the character and appearance of the countryside and so be contrary to criteria 1 of Policy SP8 and Policy SP2 of the Fylde Borough Local Plan.

**N.B.** In refusing planning permission, The Committee resolved that the structure should be removed from the site by 30 September 2011.