

Development Control Committee



Date	21 September 2005
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) Barbara Pagett (Vice-Chairman) John Bennett, George Caldwell, Dr Trevor Fiddler, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Linda Nulty, Elizabeth Oades, Albert Pounder, William Thompson, Colin Walton, Andrea Whittaker
Other Councillors	Paul Rigby
Officers	Ian Curtis, David Wilkinson, Julie Cary, Mark Evans, Lyndsey Lacey, Dave Shepherd

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.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 24 August 2005 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Elizabeth Oades for Councillor Heather Speak

4. Report of an appeal decision for Falcon House, Regent Avenue, Lytham for a two storey vestibule to front elevation

The committee considered the report of David Wilkinson (Unit Business Manager for the built environment) summarising a recent appeal decision relating to Falcon House, Regent Avenue Lytham.

Mr Wilkinson reminded members that the application was determined by officers under delegated powers and was refused on the grounds that the proposed two storey vestibule to the front elevation would create a development which was considered to be incongruous with the existing property and the street scene.

The Inspector agreed with the Council's consideration of the application and had dismissed the appeal.

A copy of the Inspector's letter was circulated with the agenda.

The committee RESOLVED to note the outcome of the appeal.

5. Development control matters

The Committee considered the report of David Wilkinson (Unit Business Manager for the built environment) which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

In accordance with the Council's Standing Orders a recorded vote was taken with regard to planning application no 05/0653 and the voting was as follows:

Approval of the application (11 Votes)

Councillors Harold Butler (Chairman) Barbara Pagett (Vice-Chairman) John Bennett, Dr. Trevor Fiddler, Peter Hardy, Raymond Norsworthy, Linda Nulty, Albert Pounder, Elizabeth Oades, William Thompson, Andrea Whittaker

Refusal of the application (2 Votes)

Councillors George Caldwell and Howard Henshaw

Abstentions (2 Votes)

Councillors Richard Fulford-Brown and Colin Walton

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

Development Control Committee Minutes

21 September 2005

Item Number: 1

Application Reference: 05/0086	Type of Application: Full Planning Permission
Applicant: Daniel Thwaites Brewery	Agent : Highan and Co
Location: BLUE ANCHOR, FLEETWOOD ROAD, GREENHALGH, KIRKHAM	
Proposal: ALTERATIONS AND EXTENSIONS TO THE PUBLIC HOUSE AND THE ERECTION OF A 38 BED LODGE.	

Decision

Full Planning Permission Application Deferred

Reasons

Deferred to allow committee site visit and further negotiations re design of building and car park.

Item Number: 2

Application Reference: 05/0592	Type of Application: Full Planning Permission
Applicant: Rushcliffe Properties Ltd	Agent : Croft Goode Partnership
Location: BOOTHS DISPENSERS LTD, DURHAM AVENUE, ST ANNES, LYTHAM ST ANNES	
Proposal: RESUBMISSION OF APPLICATION 04/834 FOR 77 NO. APARTMENTS AND ASSOCIATED WORKS.	

Decision

Full Planning Permission Approved with 106 Agreement

N.B reference to commuted sum for upgrading of bus stops not to be included in Sn 106 agreement

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of ** 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 brickwork [including details of mortar colour], wall cladding, roof treatment, and colour, including all of their 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 The proposed windows and glazing shown coloured green on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

4 The windows shown in green shall be of a type that do not open fully inwards and outwards. The exact form and design of the window shall be agreed with the Local Planning Authority prior to the commencement of built development on site and after insertion only the agreed type of window shall be subsequently refitted as a repair or replacement.

To safeguard the amenities of the occupants of adjoining residential properties.

5 The glazing identified in red on the approved plan shall be of the non opening type.

To safeguard the amenities of adjacent residential properties.

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 residents on the site, their visitors or delivery / collection vehicles.

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

7 The building[s] 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 sylvicultural 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 The reserved matters application shall incorporate a fully detailed site survey identifying all trees and shrubs on the land and upon the site perimeters and measures for their protection during construction work shall subsequently form part of the detailed landscaping proposals for the site.

In the interests of protecting and enhancing the visual amenity in the locality.

- 11 No dwelling shall be occupied until the development is served by an appropriate means of foul sewerage and surface water treatment and disposal system and that the facilities be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the development.

To ensure satisfactory sewage treatment and surface water disposal on the development site.

- 12 Full details of the proposed roofing / cladding materials including a sample shall be submitted to the Local Planning Authority for approval prior to the commencement of any construction, subsequently, only those approved materials shall be used in the development.

Certain reflective materials are unacceptable in respect of aircraft safety.

- 13 This consent relates to the revised plan[s] received by the Local Planning Authority on the 16 August 2005.

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

- 14 No less than 10% of the approved car parking spaces shall be to mobility standard and thereafter retained to the satisfaction of the Local Planning Authority.

To meet the needs of the less mobility impaired.

- 15 A minimum of 60% of the approved units shall be for affordable purposes and of a type to be agreed with the Local Planning Authority prior to commencement of development and shall be incorporated into the detailed layout and thereafter that provision shall be maintained within the site layout; the affordable housing shall only be used for the purposes of specifically providing housing accommodation for a registered social landlord.

To accord with the provisions of Policy HL1 of the Alterations Review of the Fylde Borough Local Plan incorporating the Inspector's recommendations.

- 16 Prior to the commencement of development unless otherwise agreed by the Local Planning Authority, full details of the raised planting decks shall be submitted to and approved by the Local Planning Authority and shall thereafter be retained in their approved form.

Full details of the planting decks are not shown on the submitted drawings.

- 17 Full details of the refuse store shall be submitted to the Local Planning Authority prior to commencement of development unless otherwise agreed with the Planning Authority. The refuse store shall thereafter be retained in their approved form.

Such details are not shown on the submitted drawings.

- 18 Prior to the commencement of development or in a timescale to be agreed with the Local Planning Authority, full details of all boundary treatments shall be submitted to and approved by the Local Planning Authority in consultation with Network Rail. The boundary treatment shall thereafter be carried out and thereafter retained in its approved form.

Such details are not shown on the submitted plans and to ensure a satisfactory standard of development.

- 19 Prior to the commencement of development, details of a scheme of public open space to be provided in accordance with the standards set out in Policy TREC17 of the adopted Fylde Borough Local Plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall include details of a timetable of implementation and shall be carried out in accordance with that scheme to the satisfaction of the local planning authority.

In order to ensure the provision of satisfactory public open space and play areas in accordance with adopted policy.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Lancashire Structure Plan: Policy 12

Fylde Borough Local Plan: Policy SP1

Policy HL1 and Policy HL6 of the composite Revised Deposit Draft of the Housing Chapter of the Fylde Borough Local Plan.

Other Relevant Policy:

PPS1: Delivering Sustainable Development
PPG3: Housing
Circular 6/98 Affordable Housing
SPG: Residential Development in Fylde.
Regional Planning Guidance 13, Policies UR7, UR8 and UR9
Fordham Housing Needs Survey
Lancashire CC SPG Access and Parking

Item Number: 3

Application Reference: 05/0647	Type of Application: Full Planning Permission
Applicant: F.C Collins	Agent : Hodder Associates
Location:	THE ROCK FACTORY REAR OF 79-89, ST ALBANS ROAD, ST ANNES, LYTHAM ST ANNES, FY8
Proposal:	ERECTION OF 16 AFFORDABLE RESIDENTIAL UNITS IN 2 SEPARATE BLOCKS, COMMUNAL GARDEN AND 11 CAR PARKING SPACES. TO BE DEVELOPED IN CONJUNCTION WITH APPN NO. 5/05/0648, THE GABLES 35-39 ORCHARD RD, ST ANNES

Decision

Full Planning Permission Approved with 106 Agreement

N.B. Sn 106 to include provisions for traffic management provisions along access to site.

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 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 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.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.
- 3 Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], 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.

- 4 The proposed window[s] shown coloured green on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 5 Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced. The windows shall thereafter be retained in their approved form.

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

- 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 residents on the site, their visitors or delivery / collection vehicles.

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

- 7 The building[s] 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 sylvicultural 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 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 11 Prior to the commencement of the development full details of the means of foul sewerage and surface water treatment and disposal shall be submitted to and approved by the Local Planning Authority; the facilities shall be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the development.

To ensure satisfactory sewage treatment and surface water disposal on the development site.

- 12 This consent relates to the revised plan[s] received by the Local Planning Authority on the 5 July 2005.

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

- 13 The garages hereby approved shall be used for the purposes of housing a motor vehicle and for no other use, including any use ancillary to the enjoyment of the residential properties that prevents their use for the parking of a motor vehicle and they shall not be modified or converted for any other purpose without the prior approval of the Local Planning Authority.

To ensure that there is adequate parking provision retained within the dwelling curtilage.

- 14 Prior to the commencement of development, details of a scheme of public open space to be provided in accordance with the standards set out in Policy TREC17 of the adopted Fylde Borough Local Plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall include details of a timetable of implementation and shall be carried out in accordance with that scheme to the satisfaction of the local planning authority.

In order to ensure the provision of satisfactory public open space and play areas in accordance with adopted policy.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: Policy SP1, HL1, HL2, HL6 and TREC 17

Joint Lancashire Structure Plan: Policy 12

PPG's/PPS's: PPS1, PPG3, PPG13, RPG13

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

Informative notes:

1. The applicant should be aware that public sewers run along the boundaries of this site and we will not permit building over it. We will require an access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, for maintenance or replacement. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

The water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991. Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains. United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a quality assured service, which is constantly updated by our Map Services Team (Tel No: 08707510101) and it is recommended that the applicant give early consideration in project design as it is better value than traditional methods of data gathering.

Item Number: 4

Application Reference: 05/0648	Type of Application: Full Planning Permission
Applicant: F.C Collins	Agent : Hodder Associates
Location: THE GABLES, 35-39 ORCHARD ROAD, ST ANNES, LYTHAM ST ANNES, FY8 1	
Proposal: DEMOLITION OF EXISTING HOTEL, NEW BUILD OF 19, 2 BED UNITS AND APARTMENTS IN 4 STOREY BLOCK, WITH GLAZED LOBBY AND 19 CAR PARKING SPACES. INCLUDING 2 AFFORDABLE UNITS. TO BE DEVELOPED IN CONJUNCTION WITH APPN NO 5/05/0647 - ROCK FACTORY, REAR OF 79-89 ST ALBANS ROAD, ST ANNES	

Decision

Full Planning Permission Approved with 106 Agreement

Conditions and Reasons

1 The development hereby permitted must be begun not later than the expiration of 5 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 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.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

3 Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], 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.

4 The proposed window[s] shown coloured green on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

5 Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced. The windows shall thereafter be retained in their approved form.

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

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 residents on the site, their visitors or delivery / collection vehicles.

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

7 The building[s] 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 sylvicultural 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 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 11 Prior to the commencement of the development full details of the means of foul sewerage and surface water treatment and disposal shall be submitted to and approved by the Local Planning Authority; the facilities shall be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the development.

To ensure satisfactory sewage treatment and surface water disposal on the development site.

- 12 This consent relates to the revised plan[s] received by the Local Planning Authority on the 18/8/05.

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

- 13 Prior to the commencement of development, details of a scheme of public open space to be

provided in accordance with the standards set out in Policy TREC17 of the adopted Fylde Borough Local Plan shall be submitted to and approved in writing by the local planning authority. The approved scheme shall include details of a timetable of implementation and shall be carried out in accordance with that scheme to the satisfaction of the local planning authority.

In order to ensure the provision of satisfactory public open space and play areas in accordance with adopted policy.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: Policy SP1, HL1, HL2, HL6 and TREC 17
Joint Lancashire Structure Plan: Policy 12
PPG's/PPS's: PPS1, PPG3, PPG13, RPG13

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

Item Number: 5

Application Reference: 05/0653	Type of Application: Outline Planning Permission
Applicant: Fylde Borough Council	Agent : Aedas Architects Ltd
Location: TOWN HALL, SOUTH PROMENADE, ST ANNES, LYTHAM ST ANNES	
Proposal: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT INCORPORATING 60% OF THE DEVELOPMENT FOR AFFORDABLE PURPOSES	

Decision

Outline Planning Permission Granted subject to referral to Secretary of State

N.B reference to commuted sum for upgrading of bus stops not to be required through a Sn 106 agreement

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 five 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 Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. 1, 2, 3, 4, 5

(Reserved matters are:-

1. Siting of Development.
2. Design of Built Development
3. External Appearance of Built Development.
4. Means of Access to the Development Site.
5. Landscaping to the Development Site.

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 The details submitted in accordance with condition 2 shall incorporate a minimum of 60% of the approved units as affordable properties in accordance with the requirements contained in the Council's Housing Needs Survey. The scheme shall include details of the type of dwelling, tenure and position on the sites. Thereafter that provision shall be maintained within the site layout; the affordable housing shall only be used for the purposes of specifically providing housing accommodation for a registered social landlord.

To accord with the provisions of Policy HL1 of the Alterations Review of the Fylde Borough Local Plan incorporating the Inspector's recommendations.

- 4 The development hereby permitted on the sites identified as A and B on the approved plan shall not commence until a scheme to assess possible contamination of land or groundwater affecting the site and appropriate remediation where found necessary has been submitted prior to the commencement of development and approved by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all the following requirements:

1. A desk-top study carried out by a competent person or persons to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The requirements of the Local Planning Authority shall be fully established before the desk-top study is commenced and it shall conform to any such requirement. Two full copies of the desk-top study and a non technical summary shall be submitted to the Local Planning Authority upon completion.

2. A site investigation shall be carried out by a competent person or persons to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

- (i) the desk-top study has been completed, satisfying the requirements of paragraph (1) above.
- (ii) the requirements of the Local Planning Authority for the site investigations have been fully established, and
- (iii) the extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation

shall be submitted to the Local Planning Authority without delay upon completion.

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. Two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority for assessment.

To control and/or eradicate pollution of land or water in the interests of the environment and public safety.

5 The development hereby permitted on the site identified as C on the approved plan shall not commence until a scheme to assess possible contamination of land or groundwater affecting the site including carbon dioxide monitoring in order to establish the extent of gas release and appropriate remediation where found necessary has been submitted prior to the commencement of development and approved by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all the following requirements:

1. A desk-top study carried out by a competent person or persons to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The requirements of the Local Planning Authority shall be fully established before the desk-top study is commenced and it shall conform to any such requirement. Two full copies of the desk-top study and a non technical summary shall be submitted to the Local Planning Authority upon completion.

2. A site investigation shall be carried out by a competent person or persons to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) the desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) the requirements of the Local Planning Authority for the site investigations have been fully established, and

(iii) the extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority without delay upon completion.

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. Two

full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority for assessment.

To control and/or eradicate pollution of land or water in the interests of the environment and public safety.

- 6 All sites hereby approved the subject of these developments shall all be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency.

To ensure a satisfactory standard of development.

- 7 No development shall take place on the site identified as C on the approved plan 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 and inspection of matters of archaeological and historic importance associated with the building/site.

- 8 No development shall take place on the site identified as D on the approved plan 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 and inspection of matters of archaeological and historic importance associated with the building/site.

- 9 Any application for the approval of reserved matters submitted in accordance with the above conditions shall incorporate the provision of public open space in accordance with the standards set out in policy TREC17 of the adopted Fylde Borough Local Plan.

In order to ensure the provision of satisfactory public open space and play areas in accordance with adopted policy.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP2, HL1, EP3

Joint Lancashire Structure Plan: Policy 14

PPG's/PPS's: PPS, PPG3, PPG6, PPG15

Informative notes:

1. The applicant should be aware of the standard conditions for development adjacent to the railway enclosed with this permission.
2. The developer should be aware that the water mains in relation to the site identified as C on the approved plan, will need extending to serve any development on this site. The developer, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 and 43 of the Water Industry Act 1991.

The developer should contact the Service Enquiries on 0845 7462200 regarding connection to the water mains.

Item Number: 6

Application Reference: 05/0669	Type of Application: Full Planning Permission
Applicant: AA + MA Jackson + Son	Agent : Anthony Atkinson
Location: LAND OFF, WHITEHILL ROAD, PEEL, BLACKPOOL, FY4 5L	
Proposal: OUTLINE APPLICATION FOR FARMHOUSE FOR NEW FARM COMPLEX	

Decision

Full Planning Permission Approved with 106 Agreement

N.B reference to commuted sum for upgrading of bus stops not to be included in Sn 106 agreement

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 five 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 Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

1. Siting of Development.
2. Design of Built Development
3. External Appearance of Built Development.
5. Landscaping to the Development Site.

This permission is an outline planning permission and details of these matters still remain to be submitted.

3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry [as defined in Section 336 [1] of the Town and Country Planning Act 1990] including any dependants of such a person residing with him / her, or a widow or widower of such a person.

The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the adjoining land for agriculture purposes and the condition is imposed in order to preserve the character and nature of this rural area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: Policies SP 2, SP 10 & HL 1
Joint Lancashire Structure Plan: Policy 5
PPG's/PPS's: PPS1, PPG3, PPG7

REASON FOR APPROVAL

The Development Control Committee considered that there are exceptional circumstances relating to the siting of the current dwelling being on an allocated industrial area and that there are, therefore, justified agricultural reasons to allow the new dwelling on the site proposed in lieu of the existing dwelling.

Item Number: 7

Application Reference: 05/0670	Type of Application: Full Planning Permission
Applicant: AA + MA Jackson + Son	Agent : Anthony Atkinson
Location: LAND OFF, WHITEHILL ROAD, PEEL, BLACKPOOL, FY4 5L	
Proposal: AGRICULTURAL STORAGE BUILDING - WORKSHOP, MACHINERY AND FERTILISER STORE	

Decision

Full Planning Permission Granted

Conditions and Reasons

1 The development hereby permitted must be begun not later than the expiration of 5 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 the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority 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 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the local planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason; To ensure satisfactory drainage of the site.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 2
Joint Lancashire Structure Plan:Policy 5
PPG's/PPS's: PPS1, PPS 7

Informative notes:

1. The proposed development must comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regs 1991, (as amended 1997)

The proposals must fully comply with the Defra "Code of Good Agricultural Practice for the Protection of Water" Guidance can be obtained from DEFRA or NFU.

Item Number: 8

Application Reference: 05/0671	Type of Application: Full Planning Permission
Applicant: AA + MA Jackson + Son	Agent : Anthony Atkinson
Location: LAND OFF, WHITEHILL ROAD, PEEL, BLACKPOOL, FY4 5L	
Proposal: AGRICULTURAL STORAGE BUILDING AND ACCESS TRACK FOR NEW FARM COMPLEX.	

Decision

Full Planning Permission Granted

Conditions and Reasons

1 The development hereby permitted must be begun not later than the expiration of 5 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 the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority 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 The access improvements detailed on drawing numbers JACK H1 & JACK H2, Rev B, dated the 6th September 2005, shall be completed prior to first usage/occupation of the building hereby approved.

In the interests of highway safety to secure safer access and egress to the site.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 2
Joint Lancashire Structure Plan:Policy 5
PPG's/PPS's: PPS1,PPS 7

Item Number: 9

Application Reference: 05/0672	Type of Application: Full Planning Permission
Applicant: AA + MA Jackson + Son	Agent : Anthony Atkinson

Location:	LAND OFF, WHITEHILL ROAD, PEEL, BLACKPOOL, FY4 5L
Proposal:	AGRICULTURAL LIVESTOCK BUILDING, INCORPORATING AN UNDERGROUND EFFLUENT TANK

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 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 the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority 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.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 2
Joint Lancashire Structure Plan:Policy 5
PPG's/PPS's: PPS1,PPS 7

Informative notes:

1. The proposed development must comply fully with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel oils) Regulations 1991, (as amended 1997)

The proposals must fully comply with the DEFRA "Code of Good Agricultural Practice for the Protection of water". Guidance can be obtained from DEFRA or NFU.

Item Number: 10

Application Reference: 05/0702	Type of Application: Full Planning Permission
Applicant: Mr Eric Bebbington	Agent :
Location: CROPPER MANOR GARDEN CENTRE, CROPPER ROAD, MARTON, BLACKPOOL	
Proposal: CAR BOOTS SALES ON ANY 30 SATURDAYS BETWEEN 1ST APRIL 2005 AND 31ST OCTOBER 2005 AND EVERY YEAR THEREAFTER	

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 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 Prior to development commencing, the first 15 metres of the access into the site, from the edge of the highway, shall be surfaced in an appropriate sealed surface, to the satisfaction of the Local Planning Authority. Details of the surfacing materials shall be agreed with the Local Planning Authority prior to commencement of development and only such agreed materials shall be used unless otherwise agreed in writing.

Reason; In the interests of highway safety and to prevent loose materials being carried on to the highway surface and becoming a danger to highway users.

- 3 There shall be no storage of any materials on any of the land subject of this application other than the duration of the sales hereby permitted, and the land shall be tidied up and returned to its agricultural condition at the end of each days sale.

Reason; In the interest of visual amenity in this countryside location.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP2 & SH 15

Informative notes:

1. The applicant is advised that public toilet facilities should be provided for the duration of the approved sales.

Item Number: 11

Application Reference: 05/0733	Type of Application: Change of Use
Applicant: Mr and Mrs Fenton	Agent : Janet Dixon Town Planners Ltd
Location:	BRYNING HALL FARM, BRYNING HALL LANE, BRYNING, NR PRESTON
Proposal:	RE-SUBMISSION OF 05/428 CHANGE OF USE FROM REDUNDANT AGRICULTURAL BUILDING TO GARDEN DESIGN STUDIO DISPLAY AREA

Decision

Change of Use Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 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 use hereby approved shall cease at the end of a period of 5 years and the building and land shall be returned to its condition prior to the development taking place unless a further consent has been received from the local planning authority to extend that period.

To enable the Local Planning Authority to retain full control over the nature of the development and to monitor the impact of the proposal on local amenity and the local highway network.

- 3 The use hereby permitted shall enure solely for the benefit of the applicants, Mr & Mrs Fenton for so long as they occupy the adjacent dwelling, Bryning Hall Farm, Bryning Hall Lane and this permission shall not be construed to run with the land or property.

The permission is granted subject to the applicant's personal circumstances in order to operate this business from a site adjacent to his residential property.

- 4 Prior to the commencement of development, a schedule of goods to be sold from the premises shall be submitted to and approved in writing by the local planning authority. No other items shall be sold from the premises unless first agreed in writing by the local planning authority.

In order to prevent the establishment of an open A1 retail use that may undermine the vitality and viability of established centres.

REASON FOR APPROVAL

The applicant has demonstrated that their personal circumstances are such that planning permission should be granted contrary to the normal requirements of the development plan.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP2, SP5, SP9, & SH15
Joint Lancashire Structure Plan: Policy 5
PPG's/PPS's: PPS, PPS7

Item Number: 12

Application Reference: 05/0749	Type of Application: Full Planning Permission
Applicant: Metacre Ltd and New Fylde	Agent : DE POL Associates Ltd
Location: LAND NORTH OF, MYTHOP ROAD, WEETON, PRESTON, PR	
Proposal: RESIDENTIAL DEVELOPMENT COMPRISING OF 8 SEMI DETACHED AFFORDABLE DWELLINGS.	

Decision

Application Withdrawn by Applicant

Item Number: 13

Application Reference: 05/0761	Type of Application: Full Planning Permission
Applicant: Mr and Mrs S Mills	Agent : Mr R V Hopper
Location: WHITE HALL, KIRKHAM ROAD, TREALES, PRESTON	
Proposal: TWO STOREY AND SINGLE STOREY EXTENSIONS AND GARAGE	

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 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 extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

- 3 The garage door shall be constructed in timber and finished in an appropriate colour to be agreed with the Local Planning Authority, or have a simulated timber appearance to the satisfaction of the Local Planning Authority and shall thereafter be retained in its approved form.

In the interests of visual amenity given the sensitive location in the countryside area.

- 4 All window frames in the proposed extension shall be set in reveal to match the existing dwelling 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.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP2, HL6
Joint Lancashire Structure Plan: Policy 5
PPG's/PPS's: PPS, PPS7

Item Number: 14

Application Reference: 05/0764	Type of Application: Full Planning Permission
Applicant: Mr P Houghton	Agent : CFM Consultants Ltd
Location: WIMBOURNE, BAMBERS LANE, MARTON, BLACKPOOL	
Proposal: CHANGE OF USE HOLIDAY & ANCILLARY BUILDING TO MANAGERS ACCOMMODATION	

Decision

Full Planning Permission Granted

Conditions and Reasons

1 The development hereby permitted must be begun not later than the expiration of 5 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 use of the buildings subject of this application shall be used as on site accommodation for a person(s) employed in the day to day running of the equine business/commercial livery for on site supervision and security. At no time shall these units be occupied as permanent residential accommodation unconnected with the business.

Reason; The Council would not be prepared to grant permission for permanent dwellings in the countryside unconnected to the associated business and also having regard to the Post Inspectors Decision in relation to the Housing chapter of the Local Plan.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 2, SP 13 & SP 14
Joint Lancashire Structure Plan:Policy 5
PPG's/PPS's: PPS1, PPS 7.

Item Number: 15

Application Reference: 05/0766	Type of Application: Full Planning Permission
Applicant: Joanne Jesse Maxton	Agent : Halliwells LLP
Location: PATHWAYS, BLACKPOOL RD, NEWTON, PRESTON	
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE FOR PATHWAYS NURSERIES	

Decision

Certificate of lawful use: Approve Certificate

Item Number: 16

Application Reference: 05/0690	Type of Application: Change of Use
Applicant: Mr Foulds	Agent : A.V.V.F.
Location:	LAND ON SOUTH SIDE OF, FAIRFIELD ROAD, POULTON LE FYLDE, FY6 8L
Proposal:	CHANGE OF USE FROM FIELD TO FISHING POND AND SMALL STOCK POND WITH ASSOCIATED CAR PARKING FOR 8 CARS.

Decision

Change of Use Application Deferred

Conditions and Reasons

Deferred to allow further consultation with Highway Authority. Application may be delegated if solution can be found, otherwise report back to Committee.