

Development Control Committee



Date	21 February 2007
Venue	Town Hall, St Annes
Committee members	<p>Dr Trevor Fiddler (Chairman)</p> <p>John Bennett (Vice-Chairman)</p> <p>Maxine Chew, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Raymond Norsworthy, Elizabeth Oades, Barbara Pagett, Heather Speak, William Thompson, Colin Walton</p>
Officers	Mark Evans, Helen Hockenhall, Clare Holmes, Lyndsey Lacey, Hazel Wood
Members of the public	Darrell Brooks, Julie Carey, Elizabeth Cooper, Ashley Heath, Nicholas Martin

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 Colin Walton declared a personal interest in planning application no. 06/1189 relating to Crossacres, Highbury Road East, St Annes

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee held on 31 January 2007 as a 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 the Mayor, Councillor Harold Butler

Councillor Elizabeth Oades for Linda Nulty

4 .Development control matters

The Committee considered the report of Mark Evans (Development Control Manager) which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

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

Development Control Committee Minutes

21 February 2007

Item Number: 1

Application Reference: 06/0883		Type of Application: Full Planning Permission	
Applicant:	Mss Holding Ltd	Agent :	Wilkinson Cary Planning
Location:	WESHAM HOUSE FARM, FLEETWOOD ROAD, WESHAM, PRESTON		
Proposal:	RESUBMISSION OF APPLICATION 05/918 FOR FREE STANDING STORAGE AND WORKSHOP & EXTENSION TO EXISTING WORKSHOP, OFFICE AND STORAGE BUILDING.		

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 proposed development shall be carried out only in complete accordance with the amended site plan dated 8 January 2007 and elevational drawings MSS-1, MSS-2 (both as amended on 8 January 2007), MSS-3 and MSS-4 (dated August 06), subject to the provisions of the conditions set out below.

 For the avoidance of doubt as the original drawings were subsequently amended
- 3 Notwithstanding the details shown on the submitted drawings , the car parking spaces to be provided along the northern boundary of the site shall be restricted to those shown hatched brown on the site plan hereby approved. Only the area so designated shall be used for the parking of cars.

 To ensure that car parking is limited in accordance with maximum standards.
- 4 Notwithstanding the details shown on the site plan hereby approved, the area shown hatched green on the plans hereby approved and the northern boundary of the site shall be prepared and planted in accordance with a scheme which shall be submitted to the Local Planning Authority for approval prior to the commencement of development. The approved scheme shall be carried out in full to the satisfaction of the Authority during the first available planting season following the completion of development and shall thereafter be maintained for a period of not less than ten years from that date. During that period, 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 area shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural

practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

To ensure a complete form of development and to improve the layout of car parking near the entrance to the site

- 5 Notwithstanding the details shown on the site plan hereby approved, the area shown hatched blue shall at all times be reserved for the manoeuvring of delivery and collection vehicles and shall be kept permanently free of other vehicles, open storage or other obstruction.

To ensure there is sufficient space within the site for heavy vehicles in the interest of highway safety

- 6 Notwithstanding any denotation on the approved plans and elevations, samples of external cladding and roof materials, roller shutter doors and fenestration (including colours in all cases) and facing brickwork (including details of mortar 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.

- 7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 [or any legislation that amends, replaces or re-enacts that Order], there shall be no external storage of goods, waste or any other items within the site, unless the written agreement of the local planning authority has first been obtained.

In order to protect visual amenity in this prominent rural location.

Item Number: 2

Application Reference: 06/1111		Type of Application: Full Planning Permission
Applicant:	S Boocock	Agent :
Location:	101 WESTBY STREET, LYTHAM, LYTHAM ST ANNES, FY8 5	
Proposal:	SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION.	

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

Deferred for Committee Site Visit

Item Number: 3

Application Reference: 06/1113		Type of Application: Change of Use	
Applicant:	Gilletts Farm Caravan Park	Agent :	Graham Anthony Associates
Location:	GILLETTS FARM CP, PEEL ROAD, PEEL, BLACKPOOL		
Proposal:	RE-SUBMISSION OF 06/0617 - CHANGE OF USE OF PART OF FARM SITE FROM TOURING PITCHES TO PROVIDE STATIC HOLIDAY PITCHES WITH ASSOCIATED LANDSCAPING.		

Decision

Change of Use Refused

Conditions and Reasons

- 1 The proposal would result in a significant loss of touring caravan pitches within this part of the Borough. The applicant has failed to adequately demonstrate that this loss of touring pitches would not result in a deficiency of touring caravan pitches on the locality and as such, the proposal would be contrary to the provisions of Policy TREC6 of the Fylde Borough Local Plan (as altered October 2005).
- 2 In the absence of adequate landscape screening to the boundary and within the site, the introduction of static caravans, which unlike touring caravans would be present at the site for 12 months of the year, would result in a development that would have a detrimental impact on the visual character of the area. Accordingly, the proposal would be contrary to the provisions of criteria 2 & 3 of Policy TREC6 of the Fylde Borough Local Plan (as altered October 2005)

Item Number: 4

Application Reference: 06/1183		Type of Application: Full Planning Permission	
Applicant:	Primary Asset	Agent :	B + R Partnership
Location:	LYTHAM HOSPITAL, WARTON STREET, LYTHAM, LYTHAM ST ANNES		
Proposal:	AMENDMENTS TO PREVIOUSLY APPROVED 06/460 FOR PRIMARY CARE CENTRE, PHARMACY, CAFE / NEWSAGENT, SERVICE BUILDINGS AND RECONFIGURATION OF SITE.		

Decision

Powers to approve the application delegated to the Head of Planning (Development Control) subject to the completion of a Section 106 agreement requiring the payment of £20,000 towards the provision of Quality Bus Stops on Preston Road, £20,000 towards the provision of a cycle link to the site, the agreement of amended plans to ensure the retention of a number of trees along the Victoria Street frontage to the site and subject to the following conditions:

Conditions and Reasons

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

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

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

- 2 This consent relates to the application as amended by the revised plan[s] received by the Local Planning Authority on the ** February 2007.

To define the permission.

- 3 Before any development commences on the site, samples of the walling, roofing, door, window and solar louvre materials to be used in its construction shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such approval and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

To ensure a satisfactory external appearance for the completed development.

- 4 Before any development commences on the site, full plan, locational and elevational details of the following shall be submitted to and approved in writing by the local planning authority:-

- i) substation and switchgear enclosure;
- ii) bin store;
- iii) 2 no. covered cycle stands;
- iv) covered motorcycle parking area
- v) generator and fuel tank enclosure; and
- vi) solar louvres to the roof elevations.

The development shall be implemented in accordance with such approval and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

To ensure that full details of the proposed buildings , structures and equipment are submitted for consideration in the interests of a satisfactory external appearance for the completed development.

- 5 Before any development commences on the site, full details of the materials proposed for all surfaced areas, including any associated street furniture and directional signage, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and thereafter maintained in accordance with such approval unless otherwise agreed in writing with the local planning authority. Any subsequent repairs to surfaces shall be carried out using corresponding materials to those originally approved.

To ensure a satisfactory external appearance for the completed development.

- 6 Landscaping, including hard surface landscaping, shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved in writing by the local planning authority before any development is commenced on the site. 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 shall provide for the retention of the existing trees on site. 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

following completion of the development. The developer shall advise the local planning authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

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

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

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

To safeguard the protected trees in the interests of the visual amenities of the neighbourhood.

- 9 Details of any screen walls, fences or railings to be erected on the site shall be submitted to and approved in writing by the local planning authority before any such development is carried out. The development shall be implemented and thereafter maintained in accordance with such approval unless otherwise agreed in writing with the local planning authority.

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

- 10 All the windows shown to the western elevation of the first floor of the western wing of the proposed Primary Care Centre, along with the window in the northern elevation of the end consulting room, and the window in the southern elevation of the end examination room, shall be glazed only with obscure glass and thereafter retained as such.

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

- 11 The car parking, servicing and healthport hardstanding areas as indicated on the approved plan shall be constructed, drained, surfaced and laid out concurrently with the remainder of the development, shall be made available for use prior to the first occupation of the Primary Care Centre and shall thereafter be retained at all times.

To ensure that appropriate off-street parking and servicing facilities are retained in accordance with the Council's adopted standards.

- 12 Before the proposed Primary Care Centre is occupied, the existing westernmost two access points from Victoria Street and the access from the back alley to Trent Street shall be physically

and permanently closed off and, in the case of the former, the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with Lancashire County Council's 'Specification for Construction of Estate Roads'.

In the interests of highway safety and to maintain the proper construction of the highway.

- 13 The pharmacy, newsagent and cafe facilities shown on the approved plans shall at all times remain ancillary to the primary Class D1 use on the site and no permission for any independent Class A1 Retail or Class A3 Restaurants and Cafes uses is hereby conveyed or conferred.

To define the permission and to maintain planning control.

- 14 At least twenty one days in advance of the commencement of development on the site, written notice of such commencement shall be served on the local planning authority at the Town Hall, Lytham St Annes, Lancashire FY8 ILW, addressed to the Development Control Manager.

To ensure that the commencement date is recorded and that any conditions precedent are satisfied.

- 15 Before any development commences on the site, details of the finished floor levels of the proposed Primary Care Centre above Ordnance Datum (AOD) shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such approval and thereafter maintained as such.

To safeguard the development from the potential risk of flooding.

- 16 Before any development commences on site, details of the means of surface water drainage therefrom, incorporating Sustainable Urban Drainage Systems (SUDS) as appropriate, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such approval and thereafter retained as such.

To ensure the provision and retention of a satisfactory drainage scheme.

Item Number: 5

Application Reference: 06/1189		Type of Application:	Full Planning Permission
Applicant:	WHARFEDALE EXTRA CARE LTD	Agent :	CLA
Location:	CROSSACRES, Highbury Road East, St Annes, Lytham St Annes		
Proposal:	RESUBMISSION OF APPLICATION 05/535 FOR 59 EXTRA CARE APARTMENTS (1-2 BED) WITH ASSOCIATED COMMUNAL FACILITIES.		

Decision

Full Planning Permission Approved subject to the completion of a section 106 agreement to restrict occupancy and to require the payment of a commuted sum to secure improvements to local bus stops.

Conditions and Reasons

- 1 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.

- 2 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.

- 3 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.

- 4 The proposed window[s] shown coloured blue on the approved plan shall be glazed with obscure glass in accordance with the approved details 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 The fencing and boundary treatments , as shown on Dwg No 04-088-190A, shall be erected before the development hereby approved becomes occupied and shall thereafter be retained in their approved form unless express consent is otherwise granted by the local planning authority.

To secure a satisfactory standard of development.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North on 01253 741750 or writing to the Area Surveyor North, Lancashire County Council, Hampson Lane, Hampson Green, Galgate, Lancaster, LA2 0HY quoting the planning application number.

Item Number: 6

Application Reference: 06/1190		Type of Application:	Full Planning Permission
Applicant:	Mr D Brooks	Agent :	N B Design and Build
Location:	163 INNER PROMENADE, LYTHAM ST ANNES, LYTHAM ST ANNES, FY8 1		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF NEW DETACHED HOUSE AND GARAGE		

Decision

Full Planning Permission Granted

Conditions and Reasons

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

 This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.
- 2 This consent relates to the revised plan[s] received by the Local Planning Authority on the 31 January 2007.

 For the avoidance of doubt and as agreed with the applicant / agent.
- 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 obscurely glazed and of a type that are either fixed or do not fully open inwards or outwards. The exact form and design of 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(s) shall be subsequently refitted as a repair or replacement.

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

Informative notes:

1. This consent requires the construction improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor North 01524-753340 or writing to the Area Surveyor North, Lancashire County Council, Area Office, Hampson Lane, Hampson Green, Galgate, Lancaster LA2 0HY quoting the planning application number.

Item Number: 7

Application Reference: 07/0005		Type of Application: Full Planning Permission	
Applicant:	Mr Paul Bell	Agent :	Leith Planning Ltd
Location:	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES		
Proposal:	LISTED BUILDING CONSENT FOR RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.		

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

Deferred to allow applicant to submit amended plans

Item Number: 8

Application Reference: 07/0006		Type of Application: Full Planning Permission	
Applicant:	Mr Paul Bell	Agent :	Leith Planning Ltd
Location:	23 SEAFIELD ROAD, LYTHAM, LYTHAM ST ANNES		
Proposal:	RESTORATION OF EXTERNAL APPEARANCE, REDUCTION OF 8 FLATS TO 5 APARTMENTS AND ADDITION OF 3 SEPARATE DWELLINGS ON THE BOILER HOUSE SITE AND ADDITION OF 16 CAR PARKING SPACES.		

Decision

Full Planning Permission Application Deferred

Conditions and Reasons

Deferred to allow applicant to submit amended plans