

Development Control Committee



Date	21 October 2009
Venue	Town Hall, St Annes
Committee members	John Bennett (Chairman) Christine Akeroyd, Elizabeth Clarkson, Michael Cornah, Barbara Douglas, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Angela Jacques, Linda Nulty, Barbara Pagett, Heather Speak
Officers	Mike Atherton, Ian Curtis, Mark Evans, Andrew Stell

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 7 October 2009 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillors Clarkson, Jacques and Pagett.

4. Development control matters

The Committee considered the report of Mark Evans (Development Control Manager) which set out various planning applications.

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

Development Control Committee Minutes

21 October 2009

Item Number: 1

Application Reference: 07/1049		Type of Application: Full Planning Permission	
Applicant:	KENSINGTON DEVELOPMENTS	Agent :	J C Planning
Location:	LYTHAM QUAYS, PLOTS 225 - 228 AND 74 & 77, PRESTON ROAD, LYTHAM		
Proposal:	ERECTION OF THREE STOREY BUILDING PROVIDING 24 NO. SHELTERED FLATS WITH WARDENS FLAT AND ASSOCIATED COMMUNAL AREAS TO REPLACE DETACHED DWELLINGS PREVIOUSLY APPROVED ON PLOTS 225 -228. ERECTION OF SPLIT LEVEL THREE / FOUR STOREY BUILDING TO PROVIDE 15 NO. APARTMENTS TO REPLACE DETACHED DWELLINGS PREVIOUSLY APPROVED ON PLOTS 74 & 77		

Decision

Full Planning Permission :- Split Decision

In respect of the proposal relating to original plot numbers 225-228, that planning permission be granted subject to the completion of a Sn 106 agreement to secure

- the on-site provision of 30% of the approved dwellings as affordable dwellings
- a financial contribution of 2.5 % of the market value of each proposed housing unit towards securing off site public realm improvements ,
- a financial contribution of 2.5% of the market value of each proposed housing unit towards securing off site public open space (or an equivalent on-site provision)
- a financial contribution of £59,113 plus the as-yet-unspecified transport element, to offset the education, waste management and transport improvements required as a consequence of this development identified by Lancashire County Council.
- the occupation and management of the sheltered housing accommodation

and subject to the conditions set out below

In respect of the proposal relating to original plot numbers 74 & 77 that planning permission be refused as set out in condition 7 below:

Conditions and Reasons

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

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

2. Notwithstanding any denotation on the approved plans Samples of facing 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.

3. This consent relates to the revised plans received by the Local Planning Authority on the 19 June 2009.

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

4. That prior to the commencement of any development hereby approved, a survey of the existing ground levels and full details of the proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with these approved levels.

To ensure a satisfactory finished appearance of the development that is in keeping with the character of the area and neighbouring residential properties, and does not contribute to increased flood risk.

5. The development shall only be constructed in full accordance with the mitigation measures identified in the submitted Flood Risk Assessment (ref DKM/FRO – LYTHAM dated September 2008).

To protect the living conditions of future occupants of the site

6. Notwithstanding the notation on the approved block plan (KD46/259) That prior to the commencement of any development, full details of the precise routing, design, height and materials of construction for the boundary treatment between the rear apartment block and the open space towards the estuary shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be implemented prior to the first occupation of any of the apartments in this block and retained thereafter.

To provide an appropriate separation between these dwellings and the open space in the interests of the privacy of the occupiers of the flats and the character of the area.

7. This permission does not grant or convey permission for that part of the development of the site indicated as plots 74 & 77 on the submitted plans:

- The building proposed to replace plots 74 & 77 would be of a scale and involve a number of residential units that would be excessive for the amount of available space around the plot and in the locality in general. As such it is contrary to criteria 2 of Policy HL2 of the Fylde Borough Local Plan.
- The building proposed to replace plots 74 & 77 would be of a scale and design that would adversely affect the amenity and privacy of neighbouring residents contrary to criteria 4 of Policy HL2 of the Fylde Borough Local Plan.
- That the accesses to the building proposed to replace plots 74 & 77 from Victory Boulevard are of a substandard width and inappropriate location in relation to

existing dwellings that will detract from the safe operation of the highway network and residential amenity. As such this element is contrary to criteria 9 of Policy HL2 of the Fylde Borough Local Plan.

- That the proposal provides no mechanism to secure the provision of affordable housing, public realm improvements, or off-site public open space associated with the erection of the building proposed to replace plots 74 & 77. As such the proposal is contrary to the requirements of Fylde Borough Council's Interim Housing Policy and national planning guidance and local plan policies upon which these requirements are based.
- That the proposal provides no mechanism to secure the provision of public transport, education and waste improvements in the vicinity of the site associated with the erection of the building proposed to replace plots 74 & 77. As such the proposal is contrary to the requirements of Lancashire County Council's Planning Obligations in Lancashire Policy and the national planning guidance upon which these requirements are based.
- That the proposal provides no mechanism to secure the provision of additional public open space in the area as a consequence of the additional demand for such space that will result from the erection of the building proposed to replace plots 74 & 77. As such the proposal is contrary to Policy TREC 17 of the Fylde Borough Local Plan.

Item Number: 2

Application Reference: 09/0190		Type of Application:	Full Planning Permission
Applicant:	Mr Bernard Hackett	Agent :	
Location:	LAND OPP. COPPICE FARM, WEST MOSS LANE, BALLAM, LYTHAM ST ANNES		
Proposal:	RETENTION OF EXISTING 8 STABLES, OPEN FRONTED FEEDING SHED, TACK ROOM AND TEMPORARY STABLE.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The stables, feeding shed and tack room hereby permitted shall only be operated by Mr Bernard Hackett and his direct family for the stabling and care of their own private horses. Within 3 months of such a time when the premises cease to be occupied by Mr Bernard Hackett, the structures within the site shall be reduced to no more than four stables and one feed / tack store.

To allow the current private operations to continue without creating an undue number of permanent private stables in a countryside location that is remote from an occupier's residential dwelling and thereby ensure that the Local Planning Authority retains proper control over the operation of the site.

- 2 The stables hereby permitted shall be used for the stabling of horses and storage of

associated equipment and feed for private use only. In particular, they shall not be used for any trade, business or other storage purpose.

To define the permission, in the interests of the visual amenities and character of the area and business use would require further consideration by the Local Planning Authority under development plan policies.

Item Number: 3

Application Reference: 09/0208		Type of Application:	
Applicant:	Mr Barron Eaves	Agent :	J C Planning
Location:	1 GREENWICH DRIVE, LYTHAM ST ANNES, FY8 4QT		
Proposal:	PART DEMOLITION AND RELOCATION OF EXISTING BOUNDARY WALL, TOGETHER WITH EXTENSION TO THE WALL (RESUBMISSION OF APPN 07/1095)		

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 received by the Local Planning Authority on the 10/09/2009.

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

- 3 The stone and mortar shall be an identical match to those of the existing wall in size, form, colour and texture. Prior to commencement of construction a sample panel shall be built and approved in writing by the Local Planning Authority together with a method statement detailing how the new material will be introduced and a specification of the mortar. Upon approval only those approved materials shall be used in the development unless otherwise agreed in writing.

To preserve the character of the statutorily Listed wall.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the

development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1metre above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of Greenwich Drive from the continuation of the nearer edge of the carriageway of Blackpool Road to a point measured 43metres in a westerly direction along the nearer edge of the carriageway of Blackpool Road, from the centre line of the Greenwich Drive.

To ensure adequate visibility at the street junction or site access.

Item Number: 4

Application Reference: 09/0209		Type of Application: Listed Building Consent	
Applicant:	Mr BARRON EAVES	Agent :	JCPLANNING
Location:	1 GREENWICH DRIVE, LYTHAM ST ANNES, FY8 4QT		
Proposal:	LISTED BUILDING CONSENT FOR PART DEMOLITION AND RELOCATION OF EXISTING BOUNDARY WALL, TOGETHER WITH EXTENSION TO THE WALL (RESUBMISSION OF APPLICATION 07/1096)		

Decision

Listed Building Consent :- 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 received by the Local Planning Authority on the 10/9/2009.

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

- 3 The stone and mortar shall be an identical match to those of the existing wall in size, form, colour and texture. Prior to commencement of construction a sample panel shall be built and approved in writing by the Local Planning Authority together with a method statement detailing how the new material will be introduced and a specification of the mortar. Upon approval only those approved materials shall be used in the development unless otherwise agreed in writing.

To preserve the character of the statutorily Listed wall.

Item Number: 5

Application Reference: 09/0390		Type of Application:	Full Planning Permission
Applicant:	Mr and Mrs Cheadle	Agent :	Maple Timber Frame
Location:	WILLOWS, PLUMPTON LANE, GREAT PLUMPTON, PRESTON, PR4 3NE		
Proposal:	ERECTION OF REPLACEMENT DWELLING.		

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 Details of the external materials to be used for the hereby approved development including finish and colour, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development works on site or in an alternative time programme as may be agreed in writing with the Authority. 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 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F, G, and H of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Fuel containers
- H Satellite antenna]

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.

- 4 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.

[CLASS VARIABLES

A Gates, walls, fences

B New access

C Exterior treatment]

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.

- 5 This consent relates to the revised plans received by the Local Planning Authority on the 07 September 2009.

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

- 6 The proposed windows shown coloured green on the approved plans 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.

- 7 Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order, each as may be subsequently amended, the proposed integral garage shall at all times be retained for the parking of motor vehicles/ancillary storage and shall not be converted to additional residential accommodation without planning permission.

To maintain planning control and to ensure sufficient on-site car parking facilities are retained in accordance with accepted standards.

- 8 Prior to the first occupation of the dwelling hereby approved, the parking and turning areas shown on drawing no. 5721/P/01J are to be completed in accordance with the arrangements shown on that plan. During construction and thereafter there shall at no time be erected, planted or allowed to remain any building, wall, fence, hedge, tree, shrub or other device greater than 1 metre in height when measured from the level of the abutting highway for a distance of 2m back from the boundary of the site with the highway..

To enable vehicles to enter and leave the site in a forward gear and to maintain adequate visibility splays in the interests of highway safety.

- 9 The dwelling hereby approved shall be built to the finished floor level indicated on the

approved drawing no. 5721/P/10J.

To ensure the finished height of the dwelling is in keeping with the character of the surrounding area.

Item Number: 6

Application Reference: 09/0396		Type of Application: Full Planning Permission	
Applicant:	Ribby Leisure Village	Agent :	Fletcher Smith Architects
Location:	WHITE HOUSE, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA		
Proposal:	AMENDMENTS TO PREVIOUSLY APPROVED REPLACEMENT DWELLING 08/0608.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 Notwithstanding any denotation on the approved plans, full details of the render texture and colour, the roof treatment and colour, and the materials of the external hardsurface areas shall be submitted to and approved in writing 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 Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced.

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

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

[CLASS VARIABLES

- A House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Fuel containers

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.

- 5 Notwithstanding the provision of Classes A - 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.

[CLASS VARIABLES

- A Gates, walls, fences
- B New access
- C Exterior treatment]

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.

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

To safeguard the visual amenities of the neighbourhood.

- 7 This consent relates to the revised plans received by the Local Planning Authority on the 18 September 2009.

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

- 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 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.

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

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

- 10 Prior to the commencement of any development, a scheme of the removal of the whole of the dwelling that is to be replaced by this property (as indicated in green on Fletcher Smith drawing 2327/016/03) shall be submitted to and approved in writing by the Local Planning Authority. This should include the phasing of demolition, the removal of all materials from site and the method of reinstatement of the area and shall be implemented in accordance with the agreed phasing with demolition no sooner than the first occupation of the new dwelling.

Reason: The proposal is for a replacement dwelling, and granted in consideration of removal of the existing dwelling and outbuildings, retention of which would be contrary to Policy SP2 of the Fylde Borough Local Plan.

Item Number: 7

Application Reference: 09/0526		Type of Application:	Full Planning Permission
Applicant:	J Rigby and Farmgen	Agent :	Farmgen
Location:	CARR FARM, LODGE LANE, BRYNING WITH WARTON, LYTHAM ST ANNES, FY8 5RP		
Proposal:	CONSTRUCTION OF AN ANAEROBIC DIGESTER PLANT FOR PRODUCTION OF ELECTRICITY FROM FARM CROPS AND WASTE. PLANT INCLUDES 2 X DIGESTER TANKS, 2 X		

COMBINED HEAT & POWER PLANTS, 2 X TRANSMISSION SUB
STATIONS, REPLACEMENT STORAGE CLAMPS, AMENDMENTS
TO HARD SURFACED AREAS AND OTHER ASSOCIATED WORKS.
(RESUBMISSION OF 08/0974)

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 That prior to the first operation of the Anaerobic Digestion plant hereby approved, a schedule of the materials to provide all the input to the Anaerobic Digestion process shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only materials which appear on this schedule may be used at the facility, and the Schedule can only be varied with the prior written consent of the Local Planning Authority. The Schedule shall have two parts: a list of agricultural crops and a list of non-agricultural crops.

To allow the Local Planning Authority to retain control over the operation of the facility to ensure that the material used to fuel the system is primarily from an appropriate local agricultural source.

- 3 That in each calendar year no less than 90% of the total annual volume of material to be input into the Digester Tanks shall be agricultural crops from that element of the Schedule approved under condition 2 of this permission, and the balance of the total annual volume of material to be input into the Digester Tanks in each year shall only comprise of material which is on that element of the approved Schedule.

To enforce the connection between the AD facility and the surrounding agricultural land in order to minimise the number and volume of deliveries to the site.

- 4 Prior to the commencement of any development hereby approved, a landholding map with individual fields identified shall be submitted to and approved in writing by the Local Planning Authority. In any calendar year no less than 90% of the agricultural crops referred to on that element of the Schedule of Acceptable Material approved by condition 2 of this permission shall be sourced from fields on this agreed map. Any variation of these approved landholdings shall be approved in writing by the Local Planning Authority prior to them being utilised to provide crops for this facility.

To enforce the connection between the AD facility and the surrounding agricultural land in order to minimise the number and volume of deliveries to the site.

- 5 That there shall be no more than 107 single vehicle movements of vehicles over 10 tonnes along Lodge Lane associated with the operation of the Anaerobic Digester

facility in any calendar year, and of these no more than 40 single vehicle movements shall occur in any calendar month. A single vehicle movement is a movement to the site and a movement from the site that involves the public highway. A log shall be kept at Carr Farm of all such single vehicle movements which shall be made available for inspection at all times by Officers of the council. The log will include details of the vehicle type, registration number, load type, load weight, and vehicle source/destination.

In order to ensure that the volume of road movements associated with this proposal is controlled to a level where the potential for adverse impacts on the structure of the carriageway and highway safety issues will be minimised.

- 6 That all solid and liquid digestate produced from the facility shall be taken from the AD facility in accordance with a scheme of routeing, transport method and final destination that has been agreed in writing by the Local Planning Authority. Any variation to the disposal of this digestate shall only be in accordance with an amendment to this scheme which shall have been submitted to and approved in writing by the Local Planning Authority.

To ensure that the waste products are taken from the site without creating further highway movements.

- 7 That prior to the commencement of any development a routing plan, along with the timings when individual routes are to be used, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter all vehicles delivering crops to the site that are included within the agricultural crops list approved as part of condition 2 shall utilise these approved routes with the final route to Carr Farm being via Wrea Brook Lane and the cross field track approved as part of condition 8 to this permission in all cases. Any amendment to this routing plan must be agreed in writing by the Local Planning Authority prior to the use of the amended route.

To provide appropriate control over the use of the surrounding highway routes by large vehicles in the interests of highway safety.

- 8 Prior to the commencement of any development, full details of the routing, width, method of construction and replacement bridge over the ditch for a cross field track to connect Carr Farm with Wrea Brook Farm shall be submitted to and approved in writing by the Local Planning Authority. This track shall be constructed prior to the first operation of the facility and shall be maintained in a serviceable condition at all times thereafter to the satisfaction of the Local Planning Authority.

To provide an appropriate alternative connection to the site for deliveries of agricultural crops to and solid digestate from the proposed development.

- 9 Prior to the commencement of the use hereby approved, a scheme for the soundproofing of the Combined Heat and Power (CHP) units shall be submitted and agreed in writing by the Local Planning Authority. This scheme shall be implemented during the installation of the CHP units and shall be maintained to ensure the satisfactory control over noise emissions from this element of the proposal for the period of its operation.

To control the potential emission of noise from the site in the interests of preserving the amenity of neighbouring residential occupiers.

- 10 Prior to the commencement of the use hereby approved, a scheme for the control of odours from the site shall be submitted and agreed in writing by the Local Planning

Authority. This scheme shall be implemented during the construction of the facility and shall be maintained to ensure the satisfactory control over odour emissions from this element of the proposal for the period of its operation.

To control the potential emission of odour from the site in the interests of preserving the amenity of neighbouring residential occupiers.

- 11 That prior to the commencement of any works hereby approved, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for any alterations to existing ground levels on and around the site. This scheme shall include details of existing and proposed levels, sectional details of the proposed alterations and the source/location of material to be used in these works. Any alterations to ground levels shall only be undertaken in accordance with this approved scheme.

To enable the Local Planning Authority to retain appropriate control over alterations to the site levels in the interests of securing the satisfactory appearance of the site and safeguarding existing features.

- 12 That the manual loading of the hopper feed for the digester tanks and the removal of digestate from the digester tanks or from the site shall only be undertaken between the hours of 9.00 and 18.00 on any day.

To provide appropriate control over the level of activity at the site in the interests of preserving the residential amenity of neighbouring occupiers.

- 13 That prior to the commencement of construction of the development hereby approved, the westerly access point shall be increased in width to 5.5m and shall be surfaced in a solid surface material such as concrete or tarmac for a distance of 10m into the site from the edge of the carriageway with Lodge Lane. This access shall be retained as such at all times thereafter.

To ensure that the access to the site is of an appropriate standard to enable the construction and operation of the facility without detriment to highway safety.

- 14 That all construction and operational traffic associated with the Anaerobic Digestion facility hereby approved shall only utilise the western access to the site as indicated on MCK plan 07-094 1100 Rev E (or any amendment to this plan that is approved in writing by the Local Planning Authority).

To ensure that the vehicular access to the site is of an appropriate standard and in an appropriate location in the interests of highway safety and neighbouring residential amenity.

- 15 That notwithstanding any denotation on the approved plans, details of the proposed colouring of the Digester Tanks United Utilities substation and all other structures involved in the Anaerobic Digester facility shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter all these structures shall be erected and maintained in these colours unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development and minimising their visual impact in the countryside.

- 16 That the premises shall only be used for the purpose of an Anaerobic Digestion facility and for no other purposes within Use Class B2 specified in the Schedule to the Town

and Country Planning (Use Classes) Order 1987 as amended, nor for any other purpose without the prior written permission of the Local Planning Authority.

To ensure that the Local Planning Authority retains an appropriate level of control over the use of the site and can enable other uses to be considered on their merits.

- 17 Landscaping of Carr Farm and the immediately surrounding agricultural land, 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.

- 18 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.

- 19 Prior to the first operation of the Anaerobic Digestion facility hereby approved, the United Utilities sub-station to the frontage of the site with Lodge Lane shall be constructed in full accordance with the approved details. This shall also relate to the erection of the approved fencing and provision of landscaping, with these details retained thereafter.

To ensure that this element of the scheme is appropriately secure and has a satisfactory appearance in the countryside.

- 20 Prior to the commencement of any development, a scheme to indicate the location,

heights and materials of any fencing for the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Any such fencing shall only be erected in full accordance with this agreed scheme.

To ensure that the satisfactory appearance of boundary treatments at the site.

- 21 That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 22 Prior to commencement of any site clearance, site preparation or development work hereby approved at Carr Farm a method statement for the protection of the barn owl roost / nesting site at Carr Farm shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the phasings contained in that statement to the satisfaction of the Local Planning Authority.

In order to retain the nesting / roosting of Barn Owls on the site as they are a species that is protected by the Wildlife and Countryside Act 1981.

- 23 That should any species of Bat, or 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 advise 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 Bats and Great Crested Newts as they are a species whose habitat is protected by the Wildlife and Countryside Act 1981.

- 24 That prior to the commencement of the development hereby approved, a scheme to specify the location and method of storing any chicken litter that is to be input into the process, the method of its transport to Carr Farm, and details of how it is to be input into the Anaerobic Digester tanks shall be submitted to and approved in writing by the Local Planning Authority. Any chicken litter that is input into the process shall comply fully with this approved scheme. There shall be no storage of chicken litter at Carr Farm.

In order to minimise the potential for odour nuisance being caused to surrounding residents in the interests of their residential amenity.

Item Number: 8

Application Reference: 09/0597		Type of Application:	
Applicant:	Mrs Masheter	Agent :	Firebuild Solutions Ltd
Location:	14 UPPER WESTBY STREET, LYTHAM ST ANNES, FY8 5NH		

Proposal:	ERECTION OF FRONT PORCH, SINGLE STOREY REAR AND SIDE EXTENSION AND FIRST FLOOR EXTENSION TO SIDE (AS AMENDED).
------------------	--

Decision

Full Planning Permission:- Granted

Conditions and Reasons

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

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

- 2 This consent relates to the application as amended by revised plans received by the local planning authority on 22 September 2009 and 5 October 2009.

To define the permission.

- 3 The materials and finishes to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing with the local planning authority.

To ensure a satisfactory external appearance for the completed development.

- 4 The remaining part of the flank driveway along with the forecourt to the frontage of the property shall be retained and remain unobstructed at all times for the parking of motor vehicles.

To ensure that sufficient on-site car parking facilities are retained.

- 5 The proposed windows to the bathroom and stairwell on the first floor of the eastern elevation of the dwelling shall be glazed with obscure glass only and thereafter retained as such at all times.

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

Item Number: 9

Application Reference:	09/0618	Type of Application:	Full Planning Permission
Applicant:	Mr D Yates	Agent :	Keystone Design Associates Ltd
Location:	159 INNER PROMENADE, LYTHAM ST ANNES, FY8 1DW		

Proposal:	ERECTION OF SINGLE STOREY SIDE EXTENSION, REAR EXTENSION ROOF LIFT AND ERECTION OF FRONT BAY WINDOWS.
------------------	---

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 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 This consent relates to the revised plan[s] received by the Local Planning Authority on the 7 October 2009.

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

Item Number: 10

Application Reference:	09/0624	Type of Application:	Full Planning Permission
Applicant:	Mr Bamber	Agent :	Robert V Hopper RIBA
Location:	OAKLANDS, 250 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AH		
Proposal:	USE OF EXISTING WORKSHOP FOR VEHICLE MAINTENANCE / REPAIRS AND MOT TESTING.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 Notwithstanding the provisions of Class B2 of the Town and Country Planning (Use Classes) Order 1987 (or any other Order superseding or revoking it) the premises shall only be used for the repair, servicing, maintenance and MOT testing of cars, caravans, motorhomes and light vehicles.

The use of the premises for any other purpose could prove injurious to the character of the area and would require further consideration by the Local Planning Authority.

- 3 Prior to the commencement of the use hereby approved, a scheme for the planting and maintenance of a hedge along the northern and eastern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented in the next available planting season following the commencement of the use and then appropriately maintained thereafter. 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 and neighbouring land users.

- 4 The hours of operation of the use hereby permitted at the site shall be limited to 0800 to 1800 Monday to Friday inclusive, 0800 to 1200 Saturdays and not at all on Sundays and Bank Holidays.

In order to retain an appropriate level of control over the potential disturbance to neighbouring residential amenity.

- 5 That none of the vehicle repair, maintenance and testing approved by this permission shall take place outside the building on site.

In the interests of safeguarding the amenities of the locality

- 6 That there shall be no sales of vehicles, caravans, motorhomes or other such products from the premises.

To safeguard the amenities of the locality.

- 7 No outside material, goods or equipment shall be stored in the curtilage of the building above a height of 2 metres from the existing ground level.

In the interests of the visual amenity of the Countryside and to protect neighbouring residential amenity.