



MINUTES

Planning Committee

Date:	Wednesday, 15 May 2024
Venue:	Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon and Sandra Pitman.
Officers Present:	Andrew Stell, John Copestake, Ian Curtis and Katharine McDonnell
Other Attendees:	Fifteen members of the public

A recording of the meeting can be viewed online at the following link: Planning Committee, [15 May 2024](#)

Public Speaking at Planning Committee

Five requests to speak relating to the applications had been received.

In regard to application 22/0461 Land North of Cropper Road, Westby with Plumpton, Mr Torrains and Mr Williams spoke against the application.

Mr Salthouse, agent for the applicant, spoke in support of the application.

In regard to application 24/0075 Tunsteads Farm, Greenhalgh Mr Banks on behalf of Mr Holloway, spoke against the application.

Mr McKenzie, agent, spoke in support of the application.

Procedural Items

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Collins declared a personal and prejudicial interest in application 23/0766 Land to the rear of Smithy House and North of Preston Old Road, Newton with Clifton. The nature of the interest being that the land formed part of his pension fund.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 17 April 2024 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

Decision Items

4. Planning Matters

The Committee considered the schedule of planning applications. Following detailed consideration of each application, and with also having regard to the late observations report, it was RESOLVED to decide the applications as set out in the following table, with the detailed reasons and conditions set out in the schedule that follows.

Appn No.	Location	Summary of Decision
22/0461	Land north of Cropper Road	Delegated to officers for approval
22/0755	Blackpool Airport Enterprise Zone	Delegated to officers for approval
23/0766	Land to the rear of Smithy House and North Preston Old Road, Newton with Clifton	Grant
24/0075	Tunsteads, Greenhalgh Lane, Greenhalgh with Thistleton	Grant

(Councillor Collins left the room for the duration of the consideration of application 23/0766, Land to the rear of Smithy House and North Preston Old Road, Newton with Clifton).

(Councillor Dixon left the meeting following the conclusion of considerations for planning application 24/0075)

In considering application 24/0075, Tunsteads, Greenhalgh, the committee, mindful of the representation made by the objector, agreed that condition 4 be varied so that full details of the shutters should be submitted to the planning authority for approval, specifically in regard to opening style, the potential for insulation and colour. This was to ensure the shutters were of the appropriate appearance, and provided adequate security and acoustic protection. The committee also agreed that condition 6 be varied to amend the hours of operation for Sundays and Bank Holidays to 9am-3pm to safeguard the amenity of guests at the nearby holiday park.

5. Reserve Planning Members

The Chairman introduced a report regarding the pool of reserve Planning Members.

He advised that since the confirmation of committee allocations at the annual meeting of the Council, held on 8 May 2024, in accordance with Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution, there were some amendments to be made to the pool of reserve planning members.

The committee were reminded that Councillors Andrews, Morris, Willder, Anthony, D Buckley, Bickerstaffe, E Collins, and Taylor had previously been appointed.

Councillors Armit, Gardner and Withers had now expressed an interest in serving as reserve planning members. The Committee was reminded that the constitution only permitted ten reserve planning members and were therefore requested to confirm the appointment of two further reserve planning members.

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Councillor Peter Collins, citing Councillor Ed Collins work commitments, that he was content to remove Councillor Ed Collins from the pool of reserve planning members.

It was therefore RESOLVED that Councillors Armit, Gardner and Withers be appointed as Reserve Planning Members and Councillor Ed Collins be removed from the pool.

Information Items

The following information item was received and noted by the Committee.

6. List of Appeals Decided

There had been one decision on appeals received between 3 April 2024 and 3 May 2024, with the appeal being dismissed.

7. Update regarding application 23/0651 Ice cream kiosk, Stannah Bank, Fairhaven Lake

The Chairman provided an update on application 23/0651 regarding the Ice Cream Kiosk at Stannah Bank, for which committee had granted planning permission in March 2024. In providing the update, he advised he would be unable to take questions as the matter was still with the courts.

He advised that following the decision by committee in March, a local resident had launched a legal action to quash the planning permission.

The council had taken counsel’s advice and, as a result, had conceded that on one aspect the assessment of planning policy was inaccurate and had agreed to quash the planning permission. Additionally following the receipt of tenders the council had concluded the proposed development would not realise the rate of return normally required. Consequently the council was likely to withdraw the planning permission once legal proceedings had concluded and the matter would not be returning to committee.

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Application No:	22/0461	Application Type:	Full Planning Permission
Applicant:	WAINHOMES (NORTH WEST) LIMITED	Agent:	Gareth Salthouse
Location:	LAND NORTH OF CROPPER ROAD, WESTBY WITH PLUMPTONS, LANCASHIRE		
Proposal:	FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING: 1) DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES 2) CONSTRUCTION OF 350 NO. DWELLINGS, 3) LANDSCAPING, 4) PARTIAL CLOSURE AND REALIGNMENT OF CROPPER ROAD, 5) NEW ACCESSES FROM CROPPER ROAD TO INCLUDE A LINK TO CROPPER CLOSE AND LEA GREEN DRIVE		
Ward:	Wrea Green with Westby	Parish:	Westby with Plumptons

Decision

The decision on the application is delegated to the Head of Planning to be made in consultation with the Chairman and Vice Chairman of the Planning Committee. Providing the four elements below are appropriately resolved then the decision shall be to GRANT planning permission for the development subject to the section 106 agreement, conditions and HRA.

Element 1

Further consideration of the layout of the proposed development, with specific reference to the relationship between the northern edge of the development and the tree cover at Dickies Lane South, and to consider the appropriate coordination and linkages with adjacent development sites, including revisions to the layout to address any justifiable concerns.

Element 2

The adoption by the council of the shadow Habitat Regulation Assessment that has been submitted with the application by ERAP Ltd which is dated March 2024 and identified as v3.

Element 3

The completion of a s106 agreement to secure the delivery and phasing of:

- The delivery, phasing, occupancy criteria and retention of 30% of the development as affordable housing.
- Funding to support the provision of a regular bus service linking the site with St Annes / Blackpool for a period of 5 years (along with other developers on the allocation)
- £310,068 towards the construction of a new NHS facility at Derby Road in Wesham;
- £777,000.00 towards primary school places at Lytham St Annes Mayfield Primary School and/or Weeton St Michael's Church of England Primary School;
- £1,015,246.00 towards secondary school places at Carr Hill High School and/or Lytham St Annes Technology and Performing Arts College;
- Future management of open spaces;

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- £7,040 for the improvement of bridleway BW0515013; and,
- The Council’s legal and monitoring fees.

Element 4

The drafting of an appropriate schedule of Planning Conditions and Reasons which are considered necessary to secure the delivery of the development in a suitable manner.

Item Number 2

Application No:	23/0755	Application Type:	Reserved Matters application
Applicant:	BLACKPOOL COUNCIL	Agent:	MISS CLAIRE PARKER
Location:	BLACKPOOL AIRPORT ENTERPRISE ZONE, SQUIRES GATE LANE, LYTHAM ST ANNES, BLACKPOOL FY4 2QS		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 22/0267 WITH THE SCOPE OF THE WORKS IN FYLDE BOROUGH LIMITED TO THE FORMATION OF A DETENTION BASIN, LANDSCAPING WORKS ASSOCIATED WITH THIS BASIN AND A SERIES OF HIGHWAY IMPROVEMENT WORKS		
Ward:	Kilnhouse New	Parish:	St Anne's on the Sea

Decision

The authority to approve the reserved matters is delegated to the Head of Planning, in consultation with the Chairman and Vice-Chairman of Committee, with that decision to be made once he is satisfied that the details presented with condition discharge application 23/0758 are acceptable, that the submissions made to that application and this reserved matters scheme have been aligned and that suitable amended drawings have been received that address the concerns expressed by the statutory consultees.

Application No:	23/0766	Application Type:	Outline planning application
Applicant:	SLA (SUFFOLK LIFE ANNUITIES) PROPERTY COMPANY LIMITEE	Agent:	MR RICHARD GEE
Location:	LAND TO THE REAR OF SMITHY HOUSE AND NORTH OF PRESTON OLD ROAD, NEWTON WITH CLIFTON PRESTON PR4 0ZA		
Proposal:	HYBRID PLANNING APPLICATION COMPRISING: (1) FULL APPLICATION FOR PARTIAL DEMOLITION AND ALTERATIONS TO FORMER FORGE AND EXISTING GARAGE BUILDINGS TO PROVIDE CAR PORT AND CYCLE/REFUSE STORE TOGETHER WITH VEHICLE ACCESS, PARKING AND MANOEUVRING AREAS; AND (2) OUTLINE APPLICATION FOR ERECTION OF 5 X 1.5 STOREY DORMER BUNGALOWS WITH PRIVATE GARDENS AND A SHARED/COMMUNAL GARDEN (ACCESS, APPEARANCE, LAYOUT AND SCALE APPLIED FOR WITH LANDSCAPING RESERVED)		
Ward:	Rural East Fylde	Parish:	Newton with Clifton

Decision

Granted

Conditions and Reasons

1. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place the 'landscaping of the development'.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

4. This permission relates to the following plans:

- Location Plan - Drawing no. L 01
- Proposed Site Plan Ground Floor Hybrid Application Zones - Drawing no. L 11
- Proposed Elevations - Drawing no. E 02

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- Proposed Ground Floor Site Plan with Tree Constraints - Drawing no. L 08 rev C
- Proposed Ground Floor Site Plan with Vehicle Tracking - Drawing no. L 09
- Proposed Ground Floor Site Plan with Visibility Splays - Drawing no. L 10
- Proposed Ground Floor Plan with Tree Constraints - Drawing no. P 01
- Proposed First Floor Plan with Tree Constraints - Drawing no. P 02
- Existing and Proposed Plans and Elevations To Cycle and Bin Store and Car Port - Drawing no. E 01 rev A
- Proposed Site Sectional Elevation - Drawing no. S 02
- Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the details shown on the approved plans insofar as it relates to the scale, layout and appearance of the development and the means of access to it, and shall not exceed the maximum five dwellings applied for.

Reason: The application is granted is hybrid, with part in outline only and therefore in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established by this permission.

5. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 3 of this permission shall include a soft landscaping scheme for the development that provides the following details:
- a) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
 - b) all trees, hedgerows and any other vegetation on/overhanging the site to be removed;
 - c) compensatory planting to replace any trees or hedgerows to be removed under b);
 - d) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within a), b) or c); and
 - e) the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season that occurs after the dwelling hereby approved is first occupied. The areas which are landscaped shall be maintained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure suitable retention, compensation and/or strengthening of existing natural, soft landscaping features on the site in the interests of visual amenity and to secure appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 3 of this permission shall include a scheme for the provision of ecological mitigation and enhancement measures to be provided within the site. The scheme shall include:

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- a) Details of the area, siting, size and design of all ecological mitigation and enhancement measures and features to be introduced as part of the development.
- b) Details of how the measures and features in a) will enhance biodiversity opportunities on the site and to which species these will be targeted.
- c) A timetable and phasing plan for the introduction of the measures and features set out in a).
- d) Details for the ongoing management and maintenance of the measures and features set out in a).

The approved ecological mitigation and enhancement measures shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements and mitigation in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV2, and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans, no development shall take place until details of the siting, height, design, materials and finish of all boundary treatments within the development have been submitted to and approved by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To achieve clear demarcation of public and private areas and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 (incorporating Partial Review) and the National Planning Policy Framework.

8. No development shall take place until a scheme for tree and hedgerow protection measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837:2012) to be formed around the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
 - b) Details of any excavation to take place within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
 - c) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are shown to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1 and GD7.

9. No above ground works of development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- a) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- b) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- c) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- d) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- e) Foul and surface water shall drain on separate systems.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

10.No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:

- a) hours and days of work for site preparation, delivery of materials and construction;
- b) areas designated for the loading, unloading and storage of plant and materials;
- c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- d) arrangements for the parking of vehicles for site operatives and visitors;
- e) arrangements for vehicle manoeuvring to be made within the site including swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- f) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- i) measures to protect vulnerable road users (pedestrians and cyclists);
- j) measures to control the emission of dust and dirt during the construction period;
- k) measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;

- l) a nominated person who will act as the 24 hour point of contact in the event of any emergencies;
- m) the siting, luminance and design of any external lighting to be used during the construction period;
- n) the erection and maintenance of security hoarding;
- o) a strategy to inform neighbouring occupiers (including all properties who take access from the shared access / service road, and those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

- 11.No excavation or ground disturbance works on the application site, including any required for clearance/demolition, site preparation, services, etc. shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works, to include a formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. This watching brief must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of significant remains. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV5 and the National Planning Policy Framework.

- 12.No above ground works of development shall take place until details of finished floor levels for the building and ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

- 13.None of the dwellings hereby approved shall be occupied until a scheme for the layout, design and construction (including surface treatment) of all of the car parking spaces shown on Proposed Site Plan Ground Floor Hybrid Application Zones - Drawing no. L 11 has been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be laid out and made available for use in accordance with the duly approved scheme before any of the dwellings are first occupied, and shall be retained as such thereafter for the parking of vehicles.

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Reason: To ensure that adequate provision is made for vehicle parking and manoeuvring, to achieve an appropriate surface treatment and an adequate standard of engineering works to hardstanding areas in the interests of highway safety and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

14.No above ground works of development shall take place until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The duly approved plan shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

15.None of the dwellings hereby approved shall be occupied until a scheme for the installation of any exterior lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with best industrial practice contained in the Institution of Lighting Professionals and Bat Conservation Trust publication – Guidance Note 08/18: Bats and artificial lighting in the UK, and shall include details of the lighting's: i) position and height on the building(s) and/or site; ii) spillage, luminance and angle of installation, which shall be designed to avoid light spillage towards those areas/features on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; and (iii) any shields, hoods or timers to be fitted to the lights.

All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any exterior lighting to be installed at the site does not cause a nuisance to surrounding occupiers or undermine the value and use of retained and enhanced habitats within the site for protected species (specifically bats) as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV2, and the National Planning Policy Framework.

16.No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

17.Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the

revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: To safeguard the amenities of the occupiers of neighbouring dwellings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

18. Prior to the commencement of any development hereby approved a schedule of works shall be submitted to and approved in writing by the Local Planning Authority to ensure the protection of the sewer which crosses the site. If these protection measures include the diversion of the sewer then the applicant shall provide written evidence to the Local Planning Authority confirming that the proposed sewer diversion has been agreed with the relevant statutory undertaker (United Utilities) in advance of any construction works commencing on site. The development shall thereafter be carried out in full accordance with the duly approved scheme.

Reason: To ensure appropriate measures are put in place to safeguard existing sewerage infrastructure on the site and to limit the potential for water pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

Application No:	24/0075	Application Type:	Change of Use
Applicant:	MR AND MRS SUTCLIFFE	Agent:	MR ROBERT MACKENZIE
Location:	TUNSTEADS, GREENHALGH LANE, GREENHALGH WITH THISTLETON, LANCASHIRE PR4 3HL		
Proposal:	CHANGE OF USE OF AGRICULTURAL BUILDING TO PROVIDE SELF STORAGE UNITS (USE CLASS B8) TOGETHER WITH ASSOCIATED EXTERNAL ALTERATIONS TO BUILDING INCLUDING INFILLING OF EXTERNAL WALLS ON NORTH, EAST AND WEST FACING ELEVATIONS AND FORMATION OF DOORWAYS TO NORTH FACING ELEVATION, PROVISION OF PARKING, RESURFACING OF ACCESS ONTO GREENHALGH LANE AND FORMATION OF PASSING PLACES ON ACCESS ROAD		
Ward:	Rural North Fylde	Parish:	Greenhalgh with Thistleton

Decision

Granted

Conditions and Reasons

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location plan, proposed site plan, elevations and floor plan - drawing no. C 551 Rev. D

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 of this permission.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Prior to the installation of the roller shutters to the buildings as hereby approved on the proposed plan drawing no. C551 Rev. D details of these shutters shall be submitted to and approved in writing by the Local Planning Authority. The required details shall include the material of their construction, the confirmation of their opening styles and arrangements, the potential requirements and details of insulation of the shutters, and their colour.

Only the approved shutters shall be installed at the premises, with any subsequent replacements to them reflecting the approved details in all respects.

Reason: To secure appropriate details of the shutters prior to their installation to ensure that they have an appropriate appearance, provide suitable security, and that their operation will safeguard the amenity of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order revoking and re-enacting that Order with or without modification, the development hereby approved shall only be used for purposes which fall within Class B8 (storage and distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument amending or replacing that Order.

Reason: To ensure that the existing and any future use of the premises is limited to one which can be carried out without detriment to the amenity of the area and does not have any adverse amenity impacts upon the occupiers of nearby dwellings and highway safety in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

6. There shall be no access to the site for deliveries, collections, loading or other such movements of goods stored other than between the hours of 07:00 and 19:00 Monday to Saturday and 09:00 and 15:00 on Sunday's / Bank Holiday's.

Reason: To limit the potential for noise generation at times when surrounding occupiers would reasonably expect to be undisturbed and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding properties in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

7. There shall be no storage of any plant, tools, equipment, machinery, materials or other appurtenances associated with the use hereby permitted within the external areas of the site.

Reason: To limit any visual effects which could arise from external storage on the character and appearance of the surrounding area and to ensure that the external areas of the site which are to be used for vehicle parking and manoeuvring remain free from obstruction in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4, GD7 and ENV1, and the National Planning Policy Framework.

8. If any external lighting is to be installed on the building and/or the external areas of the site a scheme including details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields, hoods or timers to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

9. Prior to the first use of the building for the storage use hereby approved, the entrance of the access track to Greenhalgh Lane shall be laid out in permeable tarmac as shown on the plan drawing no. C 551 Rev. D and the two passing places along that track shown on that plan shall be formed in a permeable hardcore material. These areas shall be maintained and retained thereafter.

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Reason: To provide a safe and suitable means of access to the site for all users and to prevent loose material being dragged onto the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

10. The 6 car parking spaces for the development indicated on drawing no. C 551 Rev. D shall be marked out in accordance with the details shown on the approved plan and made available for use before the use hereby permitted first takes place. The duly marked out car parking spaces shall be retained as such thereafter for the parking of vehicles.

Reason: To ensure that adequate provision is made for vehicle parking off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.