

Minutes

Development Management Committee



Date:	Wednesday, 29 April 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Maxine Chew, Peter Collins, Fabian Craig-Wilson, Charlie Duffy, Dr Trevor Fiddler, Peter Hardy, Linda Nulty, Angela Jacques, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Vivienne M Willder
Officers:	Mark Evans, Andrew Stell, Lyndsey Lacey, Clare Lord
Members of the public:	One member of the public was in attendance at the meeting

Councillor Ben Aitken

Councillor Dr Trevor Fiddler on behalf of the committee and himself as Portfolio holder for Planning and Development, expressed his grateful thanks and appreciation to Councillor Ben Aitken for his valued work as Chairman of the Development Management Committee over the last four years. In doing so, he referred to the planning reforms and the very demanding and challenging times that planning has gone through over the years.

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. There were no declarations.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 1 April 2015 as a correct record for signature by the Chairman.

During the course of consideration of the confirmation of minutes, committee members expressed concern about the Lancashire County Council Highway Authority site visit process, particularly in view of the fact that a recent site visit appeared to be undertaken remotely. In response, the Head of Planning and Regeneration undertook to write to the County outlining the committee's concerns.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Christine Akeroyd for Councillor Barbara Nash

Councillor Angela Jacques for Councillor Tim Armit

Councillor Elizabeth Oades for Councillor Heather Speak

4. Development Management matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

Following detailed consideration of each application, it was RESOLVED to decide the applications as stated in the schedule attached.

5. List of appeals Decided

Members were advised of appeal decision letters that had been received between 18/03/15 and 16/04/2015.

IT WAS RESOLVED to note the report.

Committee Thanks

At the conclusion of the meeting, the Chairman, Councillor Ben Aitken thanked the committee and the Portfolio Holder for their support over the last four years.

DRAFT

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Development Management Committee Minutes

29 April 2015

Item Number: 1

Application Reference:	13/0562	Type of Application:	Outline Planning Permission
Applicant:	TWO BROOKS VALLEY LTD	Agent :	
Location:	GEORGES GARAGE, 45 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AD		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UPTO 7 DWELLINGS, WITH ACCESS FROM LYTHAM ROAD APPLIED FOR AND ALL OTHER MATTERS RESERVED.		

Decision

Outline Planning Permission :- Application Deferred

Reasons

Deferred in order to seek further technical advice on the suitability of the proposed access.

Item Number: 2

Application Reference:	14/0887	Type of Application:	Full Planning Permission
Applicant:	Mr Ireland	Agent :	Engineering and Building Design
Location:	THE CONIFERS, BAMBERS LANE, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LH		
Proposal:	PROPOSED NEW DWELLING TO REPLACE A MOBILE HOME ON EXISTING GYPSY SITE		

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 external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 The occupation of the dwelling shall be limited to the applicant and their immediate family only including any dependants of such a person residing with him/her, or a widow or widower of such a person.

Reason: The dwelling is considered acceptable partly due to the personal circumstances of the applicant and so this restriction is necessary to ensure compliance with Policy SP2 of the Fylde Borough Local Plan, and its location within the wider Conifers site that is occupied by Gypsies & Travellers.

- 4 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) 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

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 any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved

details.

To ensure the site and development are adequately drained.

- 6 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 7 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 9 December 2014, including the following plans:

C14/295/2C - Proposed site layout
C14/295/1 - Proposed dwelling

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 3

Application Reference:	15/0093	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Wadsworth	Agent :	Homeplan Designs
Location:	8 SPRING GARDENS, LYTHAM ST ANNES, FY8 3BT		
Proposal:	PROPOSED REAR GROUND FLOOR EXTENSION TO REPLACE EXISTING CONSERVATORY, OUTBUILDING AND GARAGE		

Decision

Householder Planning Application :- 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 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.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 4

Application Reference: 15/0115	Type of Application: Full Planning Permission
Applicant: Mythop Road Allotment Association	Agent :
Location: ALLOTMENT GARDENS, MYTHOP ROAD, LYTHAM ST ANNES	
Proposal:	PROPOSED SITING OF STORAGE CONTAINER FOR GENERAL ALLOTMENT STORAGE PURPOSES, AND INSTALLATION OF 2 NO. ECO-TOILETS.

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 Prior to first coming into use for storage the exterior of the container hereby approved shall be painted in colour RAL6020 (Verde Cromo) and retained as such thereafter.

In the interests of visual amenity of the area.

- 3 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 19 February 2015, including the following plans:

Site location plan/site plan

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 5

Application Reference:	15/0118	Type of Application:	Full Planning Permission
Applicant:	Mr Ashworth	Agent :	Croft Goode Limited
Location:	MOSS SIDE VILLA FARM, CARTMELL LANE, LYTHAM ST ANNES, FY8 4JW		
Proposal:	PROPOSED CONVERSION OF DISUSED AGRICULTURAL BUILDINGS INTO TWO DWELLINGS INCLUDING TWO STOREY LINK ELEMENT, EXTENSIONS TO FORM DOUBLE GARAGES, SINGLE STOREY EXTENSIONS, OTHER ALTERATIONS TO THE BUILDINGS AND DEMOLITION OF OTHER DISUSED FARM BUILDINGS		

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 development hereby approved shall relate to the works shown on the following plans;

- Site Location Plan – Croft Goode Architects drawing no. 14-2008 L01 Rev A
- Demolition Plan - Croft Goode Architects drawing no. 14-2008 P11
- Proposed Site Layout - Croft Goode Architects drawing no. 14-2008
- Proposed Elevations - Croft Goode Architects drawing no. 14-2008 PN201 Rev A
- Proposed Floor Plans – Croft Goode Architects drawing no. 14-2008 PN101 Rev A
- Proposed Boundary Treatment - Croft Goode Architects drawing no. 14-2008 P08

For clarity in defining the permission.

3 Notwithstanding any denotation on the approved plans samples of the facing materials, roof treatment and wall cladding 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 only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

4 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

In the interests of visual amenity and to contribute to the overall quality of the development.

5 Prior to the installation of new doors and windows detailed drawings of those doors and windows, at scale 1:20, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved details shall be used in the development. All window frames shall be set in no less than 100mm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.

To secure appropriate materials and details of fenestration given the special interest of the former agricultural buildings.

6 The development hereby approved shall be implemented in full accordance with the recommendations set out in the Protected Species Survey Report (Bats & Barn Owl) produced by 'Ecology Services', dated September 2013, and approved as part of planning permission ref. 05/13/0002.

To safeguard the habitat and population of protected species around the site during the development in accordance with Policy EP19 of the Fylde Borough Local Plan as Altered (October 2005)

- 7 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

- 8 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F 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 dwellings or curtilages 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.

- 9 Notwithstanding the provision of Classes A, B, 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 dwellings or curtilages 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.

- 10 A full drainage scheme incorporating details of foul and surface water connections are

to be submitted to the Local Planning Authority for written approval prior to the commencement of development and subsequently only those works shall be implemented.

To ensure the provision of a satisfactory drainage scheme.

- 11 The extent of the repair and rebuilding works to be undertaken as part of the conversion of the building hereby approved shall be strictly limited to the works identified in section 5 of the structural inspection report produced by Thomas Consulting, referenced as P4491-13 and dated 21 March 2013.

To ensure that the building is appropriately converted without excessive rebuilding elements.

- 12 Prior to the first occupation of either of the approved new dwellings the curtilage boundary treatments shall be erected in accordance with the following approved drawings:

- Proposed Boundary Treatment - Croft Goode Architects drawing no. 14-2008 P08
- Proposed Site Layout - Croft Goode Architects drawing no. 14-2008

To ensure that the agreed curtilage areas are established and set out as approved.

- 13 Prior to the first occupation of either of the new dwellings the buildings indicated to be demolished on the approved demolition plan (drawing no. 14-2008 P11, dated 17 December 2014) shall be demolished and removed from the site in their entirety with all associated hardstanding areas and foundations removed and the area laid out as domestic curtilage for the respective dwellings.

In the interests of ensuring a high quality development that enhances the character of the countryside area.

- 14 Prior to the first occupation of either of the new dwellings the buildings indicated to be demolished on the approved demolition plan (drawing no. 14-2008 P11, dated 17 December 2014) shall be demolished and removed from the site in their entirety with all associated hardstanding areas and foundations removed and the area laid out as domestic curtilage for the respective dwellings.

In the interests of ensuring a high quality development that enhances the character of the countryside area.

- 15 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. Specific details shall include finished levels, means of enclosures, car parking, hard surfacing materials, minor artefacts, lighting and services. 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 in

writing 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.

- 16 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.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area