



MINUTES

Planning Committee

Date:	Wednesday, 2 August 2023
Venue:	Town Hall, St Annes Road West, St Annes
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Tim Armit, Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Michelle Morris, Sandra Pitman, Vince Settle.
Other Councillors Present:	None
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham and Katharine McDonnell
Other Attendees:	2 Members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, Wednesday, 2 August 2023](#)

Public Speaking at Planning Committee

There were no speakers on this occasion.

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. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on Wednesday, 5 July 2023 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Michelle Morris substituted for Councillor Jayne Nixon.

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out various planning applications.

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

Information Item

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

5. List of Appeals Decided

It was reported that the Council had received one appeal decision between 23 June 2023 and 21 July 2023. The appeal had been dismissed.

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Item Number 1

Application No:	23/0024	Application Type:	Full Planning Permission
Applicant:	AC ELECTRICAL LTD	Agent:	MR DAVID HADWIN
Location:	LAND AT HOLLY CLOSE WESTBY WITH PLUMPTONS FY4 5QP		
Proposal:	ERECTION OF BUILDING TO PROVIDE FIVE SINGLE STOREY UNITS FOR LIGHT INDUSTRIAL (CLASS E (g)(iii)) OR STORAGE AND DISTRIBUTION (CLASS B8) USE, WITH ASSOCIATED ACCESS FROM HALLAM WAY, CAR PARKING AND LANDSCAPING ARRANGEMENTS.		
Ward:	Warton and Westby	Parish:	Westby with Plumptons

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years beginning with 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 - drawing no. A022/229/S/01
- Proposed Site GA - drawing no. A022/229/BR/01 revision F
- Proposed Elevations - drawing no. A022/229/BR/02 revision B

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 the National Planning Policy Framework.

3. Notwithstanding the provisions of Schedule 2, Part 3 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 development hereby approved shall be used for the following use classes only:

- Class E(g)(iii)
- Class B8

and for no other purpose (including any other uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order.

Reason: To ensure that the use of the premises remains compatible with the character of surrounding uses, to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policies EC1 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

4. Notwithstanding the provisions of Schedule 2, Part 3 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 provision of any mezzanine floor within the development hereby approved shall, under no circumstances, exceed an area that is equivalent to 45% of the internal ground floor area of each unit as approved.

Reason: To ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of 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.

5. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, any retail sales from the development hereby approved shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location, in accordance with Policy EC1 and EC5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

6. There shall be no external storage of any description on the site.

Reason: In the interests of the visual amenity of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

7. No above ground works of development shall take place until details of the finished floor level of 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 policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

8. No part of the development hereby approved shall commence until a detailed scheme for the construction of the vehicular access arrangements and off-site highway improvements associated to that access has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phasing of those works, and then shall be implemented in accordance with the agreed phasing.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

9. The access arrangements and off site highway works approved by the discharge of conditions 8, pedestrian access points, car parking (including 6 disabled and 5 electric vehicle charging bays), covered cycle store,

Minutes – Planning Committee – Wednesday, 2 August 2023

vehicular manoeuvring areas and bin stores, as detailed on drawings titled 'Proposed Site GA' (drawing reference: A022/229/BR/01 revision F) and 'Proposed Bin Store, Bike Store and Car Park detail' (drawing no. A022/229/BR/22 revision A) must be made available for use prior to first occupation of the development, and retained thereafter for their intended purpose.

Reason: For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved plans in the interests of highway safety and visual amenity, in accordance with the policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

10. The development hereby approved shall be constructed in complete accordance with the submitted Construction Management Plan (revision A received on 14th July 2023) and drawing titled 'Proposed CDM Plan' (drawing no. A022/229/BR/27 revision F).

Construction of the development, including site preparation and deliveries, shall only take place between the hours of 08:00 and 18:00 Monday-Friday and between the hours of 08:00 and 13:00 on Saturdays, with no works on Sundays or Bank Holidays.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

11. Prior to commencement of the development hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme(s) must include:

- (i) 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;
- (ii) 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);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

Prior to first use of the development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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 policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

12. No development shall take place until a scheme for the management of surface water and pollution prevention during construction has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

- a) Measures taken to ensure surface water flows are retained on-site during the construction period and, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate.

Minutes – Planning Committee – Wednesday, 2 August 2023

b) Measures taken to prevent siltation and pollutants from the site entering into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall thereafter be carried out in accordance with the duly approved scheme for the entirety of the construction period.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during the construction phase in order that it does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact existing or proposed water bodies in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1, CL2 and GD9, and the National Planning Policy Framework.

13. Prior to first use of the development hereby approved, a Surface Water Verification Report for that phase of development shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme discharged by condition 11 (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing.

Reason: To ensure that agreed surface water design is implemented so 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.

14. Prior to first use of the development hereby approved, a lifetime management and maintenance plan for the approved foul and surface water drainage for that phase of development shall be submitted to and approved in writing by the local planning authority. The 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 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 development shall subsequently be maintained and managed in accordance with the approved plan.

Reason: To ensure that flood risks from the development to the future occupiers of the development and the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development is constructed in accordance with the duly approved surface water drainage scheme and that suitable measures are put in place for its future management and maintenance in accordance policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

15. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. A022/229/BR/23 revision G, A022/229/BR/24 revision D and A022/229/P/25 revision E shall be carried out during the first planting season that occurs before the development is substantially completed. 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 appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses,

to enhance the character of the street scene by providing tree lined streets and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

16. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, there shall be no erection of boundary treatments on the site until details (siting, height, design, materials and finish) have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details and shall be retained as such thereafter.

Reason: 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.

17. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the building hereby approved 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.

18. 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 policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), the provisions of the Wildlife and Countryside Act 1981 (as amended), and the National Planning Policy Framework.

19. If, during development, contamination is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination.
- b) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, and, archaeological sites and ancient monuments.
- c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the

requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD9 and the National Planning Policy Framework.

Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

2. Blackpool Airport Crane Height Informative:

At least 21 days before commencement of the development, the developer must email safeguarding@blackpoolairport.com if any equipment to be used during construction will exceed the maximum height of the finished development (e.g. tower cranes, piling rigs). Notification of the equipment shall be made on the standard Crane Permit request form available on the Blackpool Airport website and include:

- its position (OSGB grid coordinates to 6 figures each of Eastings and Northings);
- height above ordnance datum;
- anticipated dates on site;
- emergency contact numbers for the crane operator and site manager.

The equipment must be operated in accordance with BS 7121 and further advice can be found in Airport Operators Association Advice Note 4 'Cranes'. This is to ensure that air safety is not compromised by this activity.

Item Number 2

Application No:	23/0347	Application Type:	Change of Use
Applicant:	HOLYWELL CARE SERVICES	Agent:	MR DAVID HAWORTH
Location:	1 ROSEACRE DRIVE ELSWICK LANCASHIRE PR4 3YL		
Proposal:	CHANGE OF USE OF DWELLINGHOUSE (USE CLASS C3) TO A HOME FOR ONE YOUNG PERSON (NO OLDER THAN 18 YEARS OF AGE) WITH CARE PROVIDED 24 HOURS A DAY BY UP TO THREE NON-RESIDENT CARERS WORKING IN SHIFTS (USE CLASS C2) - RETROSPECTIVE APPLICATION		
Ward:	Rural North Fylde	Parish:	Elswick

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - TerraQuest produced on 13 May 2023
- Existing & Proposed Layout Plans - Drawing no. 1533/01

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.

2. The property shall be used to provide care for no more than one young person (aged no more than 18) at any one time, along with the appropriate care support staff as required.

Reason: To provide control over the level of occupation of the property to ensure that there are no parking or other amenity considerations established that would require further assessment to establish compliance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

3. The use hereby approved shall at all times operate in accordance with the supporting statement recorded as received by the Council on 30 May 2023.

Reason: In the interests of the residential amenity of the local area and to avoid undue pressure on local on-street parking provision in accordance with the provisions of Fylde Local Plan to 2032 incorporating Partial Review policies GD7 and T5, and the National Planning Policy Framework.

Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.