

Minutes

Development Management Committee



Date:	Wednesday, 4 February 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Tim Armit, Alan Clayton, Fabian Craig-Wilson, Maxine Chew, Peter Collins, Charlie Duffy, Dr Trevor Fiddler, Peter Hardy, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Vivienne M Willder
Other members:	Councillors Julie Brickles, Susanne Cunningham, Angela Jacques
Officers:	Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey
Members of the public:	Approx. 20 members of the public were in attendance at the meeting

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 Peter Hardy declared a personal interest in planning application no 14/0772 relating to Mill Farm, Fleetwood Road, Wesham and withdrew from the meeting during the consideration of this item.

Councillor Linda Nulty declared a personal interest in planning application no 14/0772 relating to Mill Farm, Fleetwood Road, Wesham and withdrew from the meeting during the consideration of this item.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committees held on 7 January 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Christine Akeroyd for Councillor Barbara Nash

Councillor Alan Clayton for Councillor Kiran Mulholland

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.

(Councillor Maxine Chew requested that her name be recorded as having voted against 'delegation of approval' relating to planning application no: 14/0659 relating to Woodlands, Lodge Lane, Singleton)

(Councillor Tim Armit was not present during consideration and voting on planning application nos: 14/0772 and 14/0819)

5. List of appeals Decided

Members were advised that no appeal decision letters had been received between 18/12/2014 and 21/01/15 and IT WAS RESOLVED to note the report.

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Development Management Committee Minutes

04 February 2015

Item Number: 1

Application Reference:	13/0597	Type of Application:	Full Planning Permission
Applicant:	Mr Paul Mellor	Agent :	Keystone Design Associates Ltd
Location:	48 PRESTON STREET, KIRKHAM, PRESTON, PR4 2ZA		
Proposal:	PROPOSED CONVERSION OF NIGHTCLUB/PUB INTO 5 APARTMENTS WITH 2 VELUX WINDOWS TO FRONT, BALCONY TO REAR AND OTHER ELEVATIONAL ALTERATIONS. PROPOSED SURFACING OF PARKING AREA, ERECTION OF BRICK BIN STORE AND NEW BOUNDARY WALLS AND LANDSCAPING TO REAR.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be carried out in strict accordance with the approved plan(s) which accompany 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 to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:

Location Plan - A013/084/S/11 rev. C
Existing plans and Elevations - A013/084/S/03 rev. A
A013 084/S/02 rev. B
A013 084/S/05
Proposed plans and Elevations - A013/084/P/01 rev. E
A013/084/P/02 rev. G
A013/084/P/03 rev. D
PS-D-01
PS-D-02
PS-D-03

Statement of Significance including Heritage Impact Assessment

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

- 3 Prior to first occupation of any residential unit hereby approved the approved external development including the garden area shall be laid out as shown on the approved site plan and this shall be retained and made available for communal use thereafter.

To ensure the whole development is completed in the interest of the special amenity of the Kirkham Conservation Area and of the historic and architectural merit of the listed building.

- 4 The approved rooflights shall be of a type that is flush-fitting in the roofspace. Accordingly, technical details shall be submitted to and approved by the Local Planning Authority prior to commencement of works upon the roofspace. Only the approved rooflight shall thereafter be fitted.

By reason of the nature of the development in a Conservation Area requiring sensitive use of materials.

- 5 All windows shall all be set in reveal within their openings where the outermost part of the new frame is no further forward than a point no less than 10cm behind the surrounding brickwork. A detailed drawing at scale of no smaller than 1:20 including a section drawing and details of materials and means of opening, shall be submitted prior to commencement showing all elements of each new and each replacement window to be inserted and the submitted detailed drawings shall be approved in writing by the Local Planning Authority prior to commencement. Upon the written approval only the approved windows shall be fitted unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the special historic and architectural merit of the statutorily listed building.

- 6 The bricks and mortar to be used for the garden wall shall match the brick and mortar of the front elevation of the existing building including coursing and mortar technique and full details shall be submitted to the Local Planning Authority prior to commencement of this element for written approval. Upon written approval only the agreed garden wall shall be constructed.

In the interest of the historic and architectural merit of the listed building.

- 7 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 [as applicable] hard surfacing materials, 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 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.

- 8 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.

- 9 A scheme for cycle parking shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of the development. Upon approval the scheme shall be implemented and retained for use thereafter.

To show that the development conforms to the car parking standards and sustainable transport requirements.

- 10 Prior to the first occupation of any apartment hereby approved the off-site dropped kerb and H marking etc. works shall be carried out in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable.

- 11 Before the development hereby permitted is commenced measures shall be agreed in writing 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.

- 12 Prior to commencement of any development a detailed scheme for any repairs or refurbishment of the front or other elevations to the building shall be submitted to the Local Planning Authority and agreed in writing. This scheme shall include the areas to be repaired, and the materials to be used in those repairs. The development shall be implemented in full accordance with that scheme, with any variations to it only undertaken with the prior written approval of the local planning authority. Upon approval the approved refurbishment details shall be carried out in full.

In the interest of the special architectural and historic amenity of the statutorily listed building.

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. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.
3. The developer is advised that the works may be subject to the provisions of The Party Wall etc. Act 1996 in which case the property owner should be aware of his or her responsibility in this respect prior to scheduling any building activity or preparatory works. A guidance booklet is available (free of charge) from the Council's One Stop Shop, Fylde Direct, at 292 Clifton Drive South, St Annes, Lancashire and can be downloaded from the Planning Portal website.

4. The developer is reminded that there is a Tree Preservation Order i.e. Tree Preservation Order 1987 No. 6 (KIRKHAM), that affects the site and care should be taken to avoid damage of any trees.

Item Number: 2

Application Reference:	14/0358	Type of Application:	Outline Planning Permission
Applicant:	Baxter Group Limited	Agent :	CFM Consultants Ltd.
Location:	WESTGATE HOUSE, SQUIRES GATE LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 2TS		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF RETAIL FOOD STORE OF 1,762 SQM GROSS FLOOR AREA ON SITE OF FORMER LOCAL AUTHORITY OFFICES (ACCESS AND SCALE APPLIED FOR)		

Decision

Outline Planning Permission :- Approved subject to the completion of a Section 106 agreement in order to secure

- a financial contribution of £12,000 towards a Travel Plan and
- a £5,000 Traffic Regulation Order contribution

and subject to the following conditions (or any minor amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;

or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 3 and 5)

- (Reserved matters are:-
1. Layout
 2. Scale
 3. Appearance
 4. Access
 5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

To allow for the effective use of the parking areas.

- 4 Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 5 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- 6 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 7 No development shall commence until a Framework Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. The Framework Travel Plan must include a schedule for the submission of a Full Travel Plan within a suitable timeframe of first occupation, the development being brought into use or other identifiable stage of development. Where the Local Planning Authority agrees a timetable for implementation of a Framework or Full

Travel Plan, the elements are to be implemented in accordance with the approved timetable unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

To ensure that the development provides sustainable transport options.

- 8 The retail unit hereby approved shall not exceed 1762 sq.m gross internal floor area, including, for the avoidance of doubt any mezzanine floorspace.

In order to protect the vitality and viability of nearby town, district, and local centres in accordance with the provisions of section 2 (Ensuring the vitality of town centres) of the National Planning Policy Framework, and because the retail impacts associated with the development have been assessed on the basis of these floorspace figures.

- 9 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 or combined sewerage systems. The scheme shall include:

1. Restricting run-off rates to 5 l/s;
2. All drainage to discharge into the 375mm combined sewer on Westgate Road which drains to Preston Clifton Marsh Wastewater Treatment Works;
3. Details of a separate system combining at last manhole; and
4. The use of SUDS wherever possible to reduce overall volume of surface water draining from the site.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

- 10 The retail unit hereby approved shall not be open for trading and there shall be no deliveries to or waste collection from the store outside of the hours of 07.00 to 22.00 Monday to Saturday inclusive and 10.00 to 16.00 on Sundays.

In order to protect the residential amenity of neighbouring dwellings.

- 11 Prior to commencement of development full details of the acoustic fencing shown on

proposed site plan drawing BG/04226/04 Rev C shall be submitted and agreed in writing with the Local Planning Authority. The approved details shall be installed and in place prior to the operation of the store.

In order to protect the residential amenity of neighbouring dwellings.

- 12 The foodstore and associated car parking hereby approved shall be sited no closer than 10m from the northern site boundary as shown by the red edge on the application site location plan.

To allow for this area to be landscaped and reduce the visual impact of the foodstore in the street scene

- 13 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 2007, the retail store hereby approved shall primarily trade as a store for the sale of convenience goods and no more than 15% of the gross floor area shall be used for the sale of comparison goods.

In order to prevent the establishment of an open A1 retail use that would detract from the vitality and viability of established local centres.

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. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreements, with the Blackpool Borough Council and County Council as Highway Authorities. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact both BBC and LCC in the first instance to ascertain the details of such an agreement and the information to be provided.

Item Number: 3

Application Reference:	14/0406	Type of Application:	Change of Use
Applicant:	Mr & Mrs McCallister and Mr and Mrs H Kent	Agent :	Heine Planning Consultancy
Location:	THE STACKYARD, BRYNING LANE, BRYNING WITH WARTON, PRESTON, PR4 1TN		
Proposal:	RETROSPECTIVE CHANGE OF USE OF AGRICULTURAL LAND TO USE AS A CARAVAN SITE FOR OCCUPATION AS TWO GYPSY-TRAVELLER PITCHES		

Decision

Change of Use :- Granted

Conditions and Reasons

- 1 The site shall only be occupied as permanent accommodation by Gypsies & Travellers as defined in Annex 1 of DCLG Planning Policy for Traveller Sites (March 2012).

Reason: In order to ensure the site is occupied by Gypsies & Travellers as the grant of planning permission for a residential caravan park or a holiday caravan park may not be appropriate in this locality and as the use of the site as transit accommodation would lead to an unacceptable increase in towed vehicular movements.

- 2 No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.

There shall be no more than 2 pitches on the site and on each of the 2 pitches hereby approved no more than 2 caravans shall be stationed at any time.

Reason: In order to control the density of development having regard to the character of the area and in order to ensure adequate parking and manoeuvring space for vehicles within the site.

- 3 No more than one commercial vehicle per pitch shall be stationed, parked or stored on the land for use by the occupiers of the caravans hereby permitted, and no such vehicle shall exceed a maximum gross weight of 3.5 tonnes.

Reason: In the interests of highway safety.

- 4 No commercial activities, other than those which are incidental to the residential use of the site, shall take place on the land, including the external storage of materials.

Reason: In order to protect the character and appearance of the area.

- 5 Notwithstanding the requirements of the Town & Country Planning (General Permitted Development) Order 1995 (As amended), a scheme for the external lighting of the site [including degree of illumination] shall be submitted to & agreed in writing by the Local Planning Authority prior to the installation of any such illumination, and only lighting that is approved shall be installed on the site.

Reason: In the interests of residential amenity & the character of the area.

- 6 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking, hard surfacing materials minor artefacts and soft landscape works and shall include plans and written specifications noting species, plant size, number and densities, an implementation and maintenance programme. The scheme and programme shall thereafter be varied only in accordance with proposals first 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 accordance with the approved implementation programme 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.

Reason: To enhance the quality of the development in the interests of the amenities of the locality and to ensure adequate hard surfacing to prevent materials being brought onto the highway

- 7 The landscaping scheme approved under condition 6 shall be implemented and subsequently maintained for a period of 10 years following the completion of the works in accordance with the approved maintenance programme.

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

- 8 Notwithstanding any indication on the approved plans, within 2 months of the date of this permission a scheme for the disposal of foul drainage shall be submitted to and approved in writing by the Local Planning Authority. This foul drainage scheme shall then be constructed and completed in accordance with the approved plans within one month of its approval and shall be retained thereafter to provide all foul drainage requirements for the development.

Reason: To prevent pollution of the water environment.

- 9 Notwithstanding any indication on the approved plans, within 2 months of the date of this permission a scheme for the disposal of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul water and no surface water

will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. This surface water drainage scheme shall then be constructed and completed in accordance with the approved plans within one month of its approval and shall be retained thereafter to provide all surface water drainage requirements for the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water runoff and to reduce the risk of flooding

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:	14/0646	Type of Application:	Listed Building Consent
Applicant:	The Cube	Agent :	Keystone Design Associates Ltd
Location:	48 PRESTON STREET, KIRKHAM, PRESTON, PR4 2ZA		
Proposal:	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CONVERSION OF BUILDING TO PROVIDE 5 RESIDENTIAL FLATS INCLUDING: INTERNAL ALTERATIONS, DEMOLITION OF LIFT SHAFT TO REAR, INSERTION OF VELUX WINDOWS TO FRONT ELEVATION, ROOF AND WINDOW ALTERATIONS, FORMATION OF BALCONY TO REAR ROOFSLOP AND WORKS TO REAR CURTILAGE AREA		

Decision

Listed Building Consent :- Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be carried out in strict accordance with the approved plan(s) which accompany 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 to ensure the approved standard of development is achieved.

2 This consent relates to the following plans and / or reports:

Location Plan - A013/084/S/11 rev. C

Existing plans and Elevations - A013/084/S/03 rev. A

A013 084/S/02 rev. B

A013 084/S/05

Proposed plans and Elevations - A013/084/P/01 rev. E

A013/084/P/02 rev. G

A013/084/P/03 rev. D

PS-D-01

PS-D-02

PS-D-03

Statement of Significance including Heritage Impact Assessment

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

3 Prior to first occupation of any residential unit hereby approved the approved external development including the garden area shall be laid out as shown on the approved site plan and this shall be retained and made available for communal use thereafter.

To ensure the whole development is completed in the interest of the special amenity of the Kirkham Conservation Area and of the historic and architectural merit of the listed building.

4 The approved rooflights shall be of a type that is flush-fitting in the roofspace. Accordingly, technical details shall be submitted to and approved by the Local Planning Authority prior to commencement of works upon the roofspace. Only the approved rooflight shall thereafter be fitted.

In the interest of the historic and architectural merit of the statutorily listed building.

5 All new windows shall all be set in reveal within their openings where the outermost part of the new frame is no further forward than a point no less than 10cm behind the surrounding brickwork. A detailed drawing at scale of no smaller than 1:20 including a section drawing and details of materials and means of opening, shall be submitted prior to commencement showing all elements of each new and each replacement window to be inserted and the submitted detailed drawings shall be approved in writing by the Local Planning Authority prior to commencement. Upon the written approval only the approved windows shall be fitted unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the special historic and architectural merit of the statutorily listed building.

6 The bricks and mortar to be used for the garden wall shall match the brick and mortar of the front elevation of the existing building including coursing and mortar technique and full details shall be submitted to the Local Planning Authority prior to

commencement of this element for written approval. Upon written approval only the agreed garden wall shall be constructed.

In the interest of the historic and architectural merit of the listed building.

- 7 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 [as applicable] hard surfacing materials, 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 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 interest of the historic and architectural merit of the listed building.

- 8 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 the historic and architectural merit of the listed building.

- 9 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. When completed the recording shall be submitted to the Local Planning Authority.

To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

- 10 The measures detailed in the responses table contained in the submitted Heritage Impact Assessment shall be carried out in full and the details shown on the Jubb & Jubb drawings shall be carried out in full.

To ensure historic features are restored or amended appropriately given the historic and architectural importance of the statutorily listed building.

Item Number: 5

Application Reference:	14/0659	Type of Application:	Outline Planning Permission
Applicant:	Metacre Ltd	Agent :	De Pol Associates
Location:	WOODLANDS, LODGE LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LT		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF UP TO 9 DWELLINGHOUSES (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Delegated to Officers

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;

or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3 and 5)

- (Reserved matters are:-
1. Layout
 2. Scale
 3. Appearance
 4. Access
 5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 Prior to first occupation of any of the dwellings hereby approved the existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads

Reason: To limit the number of access points to, and to maintain the proper construction of the highway

- 4 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 5 No development shall take place until a foul and surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme will be managed and maintained after completion.

Reason: To prevent the increased risk of flooding, both on and off site.

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by,

the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. hours and days of operation at the site

Reason: To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 7 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, which shall include details of appropriate keep clear markings to be applied to Lodge Lane at the site access, has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- 8 The reserved matters shall include details of dwellings in a range of scales and designs with no dwelling or residential building exceeding 2 and a half storeys in height.

Reason: To ensure that the development hereby approved is of an appropriate scale for the surrounding area as required by NPPF and Policy HL2 of the Fylde Borough Local Plan.

- 9 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 12 September 2014, including the following plans:

Parameters Plan 14.1003 P (00) 003 Revision D

Proposed site location plan 14.1003 SU (00) 001

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

Informative notes:

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.

2. 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. This has been demonstrated by:
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems.
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.
 - Securing revised plans during the course of the application which have overcome initial problems.

Item Number: 6

Application Reference:	14/0696	Type of Application:	Full Planning Permission
Applicant:	Solar Park Developments	Agent :	Pegasus Planning Group Ltd
Location:	LAND NORTH OF MOSS SIDE LANE AND SOUTH OF THE RAILWAY RIBBY WITH WREA, PRESTON, PR4 2WP		
Proposal:	INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TO PROVIDE APPROXIMATELY 16MW GENERATION CAPACITY TOGETHER WITH POWER INVERTED SYSTEMS; TRANSFORMER STATIONS, INTERNAL ACCESS TRACK; LANDSCAPING; DEER FENCING AND ASSOCIATED ACCESS GATE.		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

- 1 The proposed development by reason of its scale, form and siting would have a significant detrimental visual impact on the landscape character of the area. The installation would appear as a large stark industrial feature in an otherwise gently rolling landscape at odds with the rural development and character of the area. This

incongruous proposal would be highly visible from a large number of receptors both wide and localised which combine to make the development a very dominant feature in the local landscape. As such, it is considered that the open landscape character of the area and natural environment would be harmed, to the detriment of the enjoyment of the countryside by all users and the impact on the local community is not outweighed by the wider environmental benefits that may be realised by the proposal. The proposal is, therefore, contrary to policies contained within the National Planning Policy Framework, specifically paragraphs 17, 109, and 113.

- 2 The proposed development would have an unacceptable impact on the Public Right of Way within the site. Users of the PROW running through the site would experience a loss of amenity caused by the incongruous proposal that would harm the views of the site and surrounding countryside thus affecting the character of the path. When established in parts of the site as shown on the submitted site layout plan the erection of 2.4m hedgerows within the site would have an enclosing effect on the users of those Rights of Way to the detriment of their enjoyment of them. This impact would be contrary to policies contained within the National Planning Policy Framework.
- 3 The proposed development of 38.74 hectares of solar panels and associated infrastructure would result in substantial harm to the setting of the Wrea Green by virtue of the scale and pattern of development adjacent to this rural settlement. The development would lack any relationship with existing development and would have a detrimental impact that is out of keeping and does not respect the form, character and setting of the locality contrary to local plan policies contained within the National Planning Policy Framework, specifically paragraphs 17, 109, and 113.
- 4 The application does not demonstrate that there will be no impact with regard to the ecology within the SSSI including the Ribble and Alt Estuaries (SPA) and Ramsar site which are European Sites or if necessary how this impact would be mitigated. The proposal has the potential to have harm to wintering and nesting birds, primarily Lapwings and Skylarks and as insufficient information has been provided with the application to determine the degree of harm to the ecology and biodiversity of these areas and if any impacts can be made acceptable through mitigation and/or compensation the application is considered to be too inadequate to enable the Local Planning Authority to assess the application in this respect. This is contrary to the National Planning Policy Framework, which requires biodiversity and protected species to be conserved and enhanced.
- 5 The application does not demonstrate that there will be no impact with regard to the ecology to the site, the impact on protected species, specifically Great Crested Newts and common toads which are a species of principal importance, or if necessary how this impact would be mitigated. The proposal has the potential to have harm these species, particularly because of the nature of the site which contains ponds and hedgerows and as insufficient information has been provided with the application to determine the degree of harm to the ecology and biodiversity of the site and if any impacts can be made acceptable through mitigation and/or compensation the application is considered to be too inadequate to enable the Local Planning Authority

to assess the application in this respect. This is contrary to the National Planning Policy Framework, which requires biodiversity and protected species to be conserved and enhanced.

- 6 The proposed solar farm would occupy a significant area of best and most versatile agricultural land with 26.5 hectares of the application site being classified as Grade 3a agricultural land. The nature of the development and the length of time that it will be present on the site is such that it will not be available for productive agricultural use during that time and so will not function as best and most versatile land.

The applicant has not demonstrated that there is an overriding need for the solar farm to occupy such a significant area of best and most versatile agricultural land in the borough and so the proposal is contrary to Policy EP22 of the Fylde Borough Local Plan and guidance in para 112 of the NPPG with which that policy is consistent.

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. This has been demonstrated by:

Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

- Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

Item Number: 7

Application Reference:	14/0772	Type of Application:	Advertisement Consent
Applicant:	Mill Farm Ventures Limited	Agent :	PWA Planning
Location:	MILL FARM, FLEETWOOD ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3HD		
Proposal:	ADVERTISEMENT CONSENT FOR ERECTION OF NON-ILLUMINATED HOARDING SIGN FOR TEMPORARY PERIOD		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

- 1 a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 The advertisement hereby approved shall not be displayed prior to the granting of any planning permission in regard to planning application 13/0655.

As the proposed advertisement relates to the marketing of a development that has not received planning permission.

Item Number: 8

Application Reference:	14/0819	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Evans	Agent :	Homeplan Designs
Location:	9 WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
Proposal:	PROPOSED REPLACEMENT OF WINDOWS TO SIDE FACING DORMERS IN EXTENDED PROPERTY WITH FULLY OPAQUE NON-OPENING DOUBLE GLAZED WINDOWS		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 That the planning permission hereby approved relates to the Existing and Proposed Plans and Elevation drawing by Homeplan Designs under reference HP/2107 pl/14/06.1

In the interests of defining the permission

- 2 That within 2 months of the date of this permission all the openings to the side facing dormers shall be fitted with replacement window frames that are designed and manufactured to be incapable of being opened, and that these frames shall be fitted with glazing that is obscured to a degree that is at least equivalent to Pilkington Level Four. The windows shall thereafter be retained in that condition and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 [as amended], no windows of a different design or glazing type shall be inserted at any future time unless the express consent of the local planning authority has first been obtained.

To protect the amenity of neighbouring residents by mitigating against both actual and perceived overlooking from the approved dormers as required by Policy HL5 of the Fylde Borough Local Plan and as the addition of fixings to prevent the existing frames from opening would be capable of reversal in the future.

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. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions