



MINUTES

Planning Committee

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| Date: | Wednesday, 29 November 2023 |
| Venue: | Town Hall, St Annes Road West, St Annes, FY8 1LW |
| Committee Members Present: | Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle. |
| Officers Present: | Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham and Sharon Wadsworth. |
| Other Attendees: | One member of the public |

A recording of the meeting can be viewed online at the following link: [Planning Committee, 29 November 2023](#)

Public Speaking at Planning Committee

There were no requests to speak relating to applications 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. There were no declarations on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 8 November 2023 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

Decision Items

4. Planning Matters

The Committee considered the schedule of planning applications.

Councillor Vince Settle did not take part in the vote for application 23/0167 as he had not been present during the Planning Officers' presentations and parts of the subsequent discussion.

It was therefore **RESOLVED** to decide the applications as stated in the schedule attached.

Information Items

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

5. List of Appeals Decided

One appeal had been decided between 27 October and 17 November 2023. It was noted that the appeal had been allowed.

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Item Number 1

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|------------------------|--|--------------------------|----------------------------|
| Application No: | 23/0167 | Application Type: | Full Planning Permission |
| Applicant: | MORRIS HOMES NORTH LIMITED | Agent: | MORRIS HOMES NORTH LIMITED |
| Location: | PRINCE'S MEADOWS, LAND OFF A585, KIRKHAM | | |
| Proposal: | FULL PLANNING APPLICATION FOR ERECTION OF 14 RESIDENTIAL UNITS AND ASSOCIATED WORKS. | | |
| Ward: | Kirkham North | Parish: | Kirkham |

Decision

That the decision to GRANT Planning Permission is delegated to the Head of Planning, with that decision being subject to the satisfactory completion of a Section 106 agreement (Stipulation 1) and a schedule of appropriate conditions (Stipulation 2).

Stipulation 1

The S106 Agreement is to secure:

- a) Provision for a minimum of 30% of the total number of dwellings within the development to comprise affordable housing as defined in Annex 2 of the National Planning Policy Framework.
- b) A contribution of £13,608 (or revised amount to be confirmed by the ICB) towards addressing the expected shortfall in primary care capacity to serve the occupants of the development to be spent towards the provision of new healthcare infrastructure associated with the development of a new practice premises on the site of the former Wesham Hospital, Derby Road Wesham.
- c) A contribution of £58,275 towards addressing the expected shortfall in primary education capacity to serve the occupants of the development to be spent on an infrastructure project to be confirmed by LCC Education.
- d) A fee equivalent to £300 per trigger towards the Council's costs incurred in monitoring the contributions set out in a) and b) above.

Stipulation 2

The following conditions (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable):

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

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

2. This permission / consent relates to the following details:

- Location plan - drawing no. N1005/P/LP02 rev A
- Planning Layout - drawing no. N278/P/PL01 rev AG1

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- Affordable Housing Plan - Drawing no. N278/P/AH01 rev F1
- Materials Dispersion Plan - Drawing no. N278/P/MP01 rev R1

- House Type Drawings:
 - The Poynton - drawing no. NRS/AFF/2H/687/L2013Q/P01
 - The Chatburn - drawing no. NRS/AFF/2H/740/L2013Q/P01

- The Abingdon - drawing no. NRS/4H/1469/L2013Q/PE01 rev A
- The Adlington - drawing no. NRS/4H/1119/A2P/L2013Q/PE01 rev A
- The Brancaster - drawing no. NRS/4H/1169/L2013Q/PE01 rev B
- The Didsbury Semi - drawing no. NRS/3H/874/L2013Q/PE01
- The Dalton Semi - drawing no. NRS/3H/938/SEMI/L2013Q/PE01
- The Norfolk - drawing no. NRS/4H/1502/L2013Q/PE01

- Detached Double Pyramid Garage - Plus Size - drawing no. 13/010
- Single Detached Garage Plus Size - drawing. no 13/006 revision A

Reason: To provide clarity to the permission.

3. Prior to commencement of the development hereby approved, 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) should include, unless otherwise agreed in writing by the Local Planning Authority:
 - a) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - b) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - c) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - d) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - e) Foul and surface water shall drain on separate systems.
 - f) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep
 - g) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

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- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- i) Evidence of an assessment of the existing on-site watercourse / culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- j) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

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.

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 and the National Planning Policy Framework.

4. None of the dwellings hereby approved shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain:
- a) details of a Travel Plan co-ordinator;
 - b) details of measures to be introduced to promote a choice of travel modes to and from the site;
 - c) a monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective; and
 - d) a timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment (over a minimum period of five consecutive years following the implementation of the Travel Plan) of the effectiveness of the measures introduced under b) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

The travel plan shall thereafter be implemented in accordance with the duly approved details and timetable contained therein.

Reason: To promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy T4 and the National Planning Policy Framework.

5. None of the dwellings hereby approved shall be occupied until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect

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and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

6. Construction times at the site shall be limited to 08.00- 18.00 Mondays to Fridays; 08.00 – 13.00 Saturday and no activity on Sundays or Bank Holidays.

Reason: To protect neighbouring residential amenity, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and National Planning Policy Framework.

7. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in complete accordance with the Material Dispersion Plan (ref: N278/P/MP01 rev R1) which confirms external construction materials of dwellings and enclosures, and the relevant plot location of those materials, including use of:

- Ibstock Leicester Weathered Red Multi
- Ibstock Parkhouse Weston Red
- Weinerberger Yellow Multi Giltstock
- Russell Grampian Slate Grey tiles (throughout development)

Reason: In the interest of securing a satisfactory overall standard of development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and National Planning Policy Framework.

8. All first floor side elevation windows that serve bathrooms on the development hereby approved shall be obscure glazed and this shall thereafter be retained.

Reason: To safeguard the amenities of the occupants of adjoining residential premises, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on the Materials Dispersion Plan (drawing no. N278/P/MP01 rev R1) before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve a high standard of design and appearance in the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

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10. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, soft landscaping of the site shall be undertaken in complete accordance with the following plans:

- Landscape Structure Plan - Drawing no. M2487.01 rev T

The approved landscaping scheme shall be implemented no later than the next available planting season following completion of the development hereby approved.

Any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within 10 years of the final occupation 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 silvicultural 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.

Reason: In the interest of securing a satisfactory overall standard of development, in accordance with Policies GD7 and ENV2 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and National Planning Policy Framework.

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

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

12. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of this Order, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority.

Reasons: To allow for the effective use of the parking areas and avoid displacement of parked cars to the street in the interests of highway safety, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and National Planning Policy Framework.

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Item Number 2

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|------------------------|---|--------------------------|------------------------|
| Application No: | 23/0721 | Application Type: | Variation of Condition |
| Applicant: | MR & MRS REDMAYNE | Agent: | MRS SOPHIE MARSHALL |
| Location: | OAK LODGE, WEETON ROAD ,WESTBY WITH PLUMPTONS, PRESTON PR4 3NE | | |
| Proposal: | REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 74/0103 RELATING TO OCCUPATION OF PROPERTY AS AN AGRICULTURAL WORKERS DWELLING ON THE BASIS THAT THE CONDITION IS NO LONGER ENFORCEABLE AS CONFIRMED BY CERTIFICATE OF LAWFUL DEVELOPMENT 23/0563 | | |
| Ward: | Wrea Green with Westby | Parish: | Westby with Plumptons |

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Unreferenced Promap Drawing supplied with application

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the revocation or re-enactment thereof, with or without modification), the land between the improvement line and the highway boundary of Weeton Road (B5260) shall be kept clear of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height (measured from the centre line of the carriageway of Weeton Road).

Reason: To ensure adequate visibility at the junction of the development's access with the public highway and to maintain a safe and suitable means of access to the development for all users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.