



# Minutes

## DEVELOPMENT MANAGEMENT COMMITTEE

<b>Date:</b>	Wednesday, 20 April 2016
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder, Heather Speak
<b>Other Members:</b>	Councillor Sandra Pitman
<b>Officers Present:</b>	Mark Evans, Clare Lord, Andrew Stell, Matthew Taylor, Lyndsey Lacey-Simone
<b>Other Attendees:</b>	6 members of the public were present during the course of the day

### 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 of interest.

### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 16 March 2016 as a correct record for signature by the Chairman.

### 3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Heather Speak for Councillor Tony Ford.

Decision Items

4. Development Management Committee

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.

Information Items

5. List of Appeals Decided

To note the appeal decision letters received during the period 04/03/16 and 08/04/2016 (previously circulated)

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## Development Management Committee Minutes 20 April 2016

Item Number: 1

<b>Application Reference:</b>	13/0803	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Mr & Mrs Bland	<b>Agent :</b>	John Coward Architects Ltd
<b>Location:</b>	THE GRANGE, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA		
<b>Proposal:</b>	OUTLINE APPLICATION FOR ERECTION OF FIVE DWELLINGS (ACCESS AND LAYOUT APPLIED FOR).		

### Decision

Outline Planning Permission: - Granted

### 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 reserved matters of scale, appearance and landscaping.

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

- 3 That prior to the commencement of any construction work on the dwellings hereby approved a schedule of the materials for the walls, roofs, windows and doors (supported by samples where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall be constructed in accordance with the approved schedule of materials.

In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan.

- 4 That prior to the commencement of construction on any of the dwellings a scheme that secures

all necessary highway measures for the development shall be submitted to and approved in writing by the local planning authority. The scheme shall include the phasing of all necessary works and shall be implemented in line with the agreed phasing. The works shall include:

- a) the provision of a footway for the full length of the development site
- b) the provision of dropped kerbs at both ends of the footway
- c) kerbed access into the site.

To ensure the provision all necessary highway improvements in the interests of pedestrian and highway safety as required by Policy HL2 of the Fylde Borough Local Plan

- 5 Prior to the commencement of development a scheme for landscaping, including hard surface landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, 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 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.

- 6 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 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.

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

- 7 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This plan shall include the location of any site compound, delivery vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction works and times of deliveries. The development shall be implemented in accordance with the approved Construction Plan.

To maintain the safe operation of the pedestrian and highway network in the area during

construction given the proximity to neighbouring properties.

- 8 That development works shall not commence in the months of March - August inclusive, unless a walkover survey of the site and its boundary hedges has first been undertaken to establish the presence of any sites which could provide nesting opportunities to birds. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting site shall be submitted to the Local Planning Authority and approved in writing, with the development undertaken in accordance with this approved scheme.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP19 of the Fylde Borough Local Plan.

- 9 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A to G (inclusive) of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Flues and Chimneys
- H Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwellings and the surrounding area.

- 10 Notwithstanding the provision of Classes A, B, C of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

- A Gates, walls, fences
- B New access
- C Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwelling which may adversely affect the character and appearance of the dwelling and the surrounding area.

- 11 Prior to the commencement of the development full details of the means of foul sewerage and surface water treatment and disposal shall be submitted to and approved in writing by the Local Planning Authority the facilities shall be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the development.

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To ensure satisfactory sewage treatment and surface water disposal on the development site in accordance with Policy EP25 of the Fylde Borough Local Plan, as altered (October 2005).

- 12 That the landscaping details submitted as part of the 'Reserved Matters' to this outline planning permission shall include a plan to indicate any works that are to be undertaken to the existing trees on the site, and to indicate any trees that are to be removed. This plan shall be supported with details of the phasing of these works and the protection measures to be implemented which shall accord with existing guidelines in BS5837:2012.

To ensure the development is undertaken in a manner that respects the general character of the area and retains trees that provide an opportunity to enhance biodiversity in the area.

**Informative notes:**

1. In order to retain habitat connectivity for Species of Principal Importance, such as amphibians and hedgehogs, boundary treatments should be raised from ground level by 0.15 to 0.2 metres or suitably sized gaps should be left at strategic points.
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:
  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
  3. Securing revised plans during the course of the application which have overcome initial problems

**Item Number: 2**

<b>Application Reference:</b>	15/0795	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	BAe Systems	<b>Agent :</b>	Wilson Mason LLP
<b>Location:</b>	BAe SYSTEMS, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AX		
<b>Proposal:</b>	PROPOSED ERECTION OF DETACHED TWO STOREY BUILDING TO PROVIDE ENGINEERING CENTRE TO SOUTHERN SIDE OF RUNWAY		

**Decision**

Full Planning Permission :- Granted

**Conditions and Reasons**

- 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

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1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 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 11 November 2015, including the following plans:

6290 L(2-) 05 Rev 02 - Elevations

6290 L(1-) 10 - Ground floor plan

6290 L(1-) 11- First floor plan

6290 L(00) 03 - Site location plan

6290 L(00) 02-1 Rev 4 - Site plan sheet 1

6290 L(00) 02-2 Rev 2 - Site plan sheet 2

6290 L(00) 02-3 Rev 1 - Site plan sheet 3

215/34/05 Rev P1 - Schematic foul & surface water drainage layout

Extended phase 1 habitat survey - Prepared by Pennine Ecological (Dated Oct 2015)

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

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

In the interests of visual amenity.

- 4 The access arrangements and parking areas shall be provided in accordance with the approved details shown on submitted plan ref: 6290 L(00) 02-3 prior to the first occupation of the building hereby approved, with those areas thereafter retained available for the parking of motor vehicles.

In order to ensure the provision of adequate car parking within the site.

- 5 The building, hereby approved, shall be used for Use Class B1 or B8 and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The use of the premises for any other purpose would require further consideration by the local planning authority.

**Informative notes:**

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

**Item Number: 3**

<b>Application Reference:</b>	15/0885	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Peter Whiteley	<b>Agent :</b>	
<b>Location:</b>	WESTBROOK NURSERIES, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EB		
<b>Proposal:</b>	RETENTION OF MOBILE HOME FOR USE AS HOLIDAY ACCOMMODATION WITH ANCILLARY DEVELOPMENT OF DECKING TO SIDE, ROOF STRUCTURE TO MOBILE HOME, AND SURROUNDING LAND TO SUPPORT HOLIDAY USE		

**Decision**

Full Planning Permission :- Refused

**Reasons for refusal**

- 1 The proposed permanent retention of the altered mobile home/chalet at the site constitutes inappropriate development in the Green Belt. In the absence of any essential need for the development having been demonstrated, or the existence of any other very special circumstances to outweigh the harm caused by reason of inappropriateness, the proposal is contrary to paragraphs 87, 88 and 89 of the NPPF and to Policies SP3 and TREC6 of the Fylde Borough Local Plan (as altered 2005) which seek to control development in the Green Belt.

**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
  3. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an



application is refused to enable the overall speed and quality of the council's decisions to be maintained.

**Item Number: 4**

<b>Application Reference:</b>	15/0902	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Rushcliffe St Annes PCC Ltd	<b>Agent :</b>	Mellor Architects
<b>Location:</b>	ST ANNES MEDICAL CENTRE, DURHAM AVENUE, LYTHAM ST ANNES, FY8 2EP		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION TO ALLOW B1 USE OF EXISTING SECOND FLOOR, DEMOLITION OF 5 STEPHEN STREET AND EXTENSION TO CAR PARK AND PROPOSED ROOF LIFT TO EXISTING MEDICAL CENTRE TO CREATE ADDITIONAL OFFICE SPACE ON SECOND FLOOR		

**Decision**

Full Planning Permission :- Refused

**Reasons for refusal**

- 1 The proposed development would be detrimental to the amenities of adjacent residents of Durham Avenue (in particular No. 9 and 11) and Stephen Street (in particular No. 4 and 6) by reason of its height, scale and mass in proximity to these dwellings. The resulting building would appear visually dominant and overbearing when viewed from properties on Durham Avenue and Stephen Street and create an unacceptable level of loss of light to the detriment of residential amenity, contrary to the NPPF and Policy CF1 of the adopted Fylde Borough Local Plan (as altered 2005).
- 2 The additional consultation rooms and office space provided by the proposed extension would result in additional traffic attending and parking at the site. In the absence of any consequential increase in the parking provision at the site, and with the existing levels of pressure on the existing parking provision, the extended accommodation is likely to lead to parking overspilling from the site onto surrounding streets thereby causing disturbance to the amenity of residents on those streets and congestion to the detriment of highway safety. Accordingly the proposal is contrary to criteria 2 and 4 of Policy CF1 of the Fylde Borough Local Plan (as altered 2005) and the NPPF.

**Item Number: 5**

<b>Application Reference:</b>	16/0025	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Collinson	<b>Agent :</b>	WBD
<b>Location:</b>	NAZE LANE GARAGE, NAZE LANE EAST, FRECKLETON, PRESTON, PR4 1US		
<b>Proposal:</b>	SINGLE STOREY SIDE EXTENSION TO EXISTING VEHICLE REPAIR GARAGE		

## Decision

Full Planning Permission: - Granted

## Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

In the interests of visual amenity.

- 3 The development hereby approved shall be used for office and customer reception use ancillary to the lawful use of the site and shall not be used for any other purpose (including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any other Order revoking or superseding it) without the prior written approval of the Local Planning Authority.

The use of the premises for any other purpose could require a further assessment of the vehicular traffic generation considerations.

- 4 This consent relates to the following details:

### Approved plans:

- Proposed elevation and floor plans - Dwg No. 100, dated 11 January 2016

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

## 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: 6**

<b>Application Reference:</b>	16/0068	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Ream Hills Lake Leisure Park	<b>Agent :</b>	CFM Consultants Ltd.
<b>Location:</b>	REAM HILLS FARM, MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR4 3NB		
<b>Proposal:</b>	USE OF LAND FOR SITING OF 18 NO. HOLIDAY LODGES (ADDITIONAL TO 6 NO. EXISTING LODGES) WITH FORMATION OF INTERNAL ACCESS ROAD, DECKING AREAS, PARKING AREAS AND OTHER ANCILLARY WORKS		

**Decision**

Delegate authority to grant planning permission to the Head of Planning and Regeneration on the receipt of consultee comments on the content of the submitted Flood Risk Assessment, and the satisfactory resolution of any outstanding issues, and subject to the conditions listed below:

**Conditions and Reasons**

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the following details:

Approved plans:

- Location Plans - Dwg No's RH/04443/001 and RH/04443/002
- Proposed site layout - Dwg No. RH/04443/007
- Proposed lodges layout - Dwg No. RH/04443/006
- Proposed lodge layout levels - Dwg No. RH/04443/005
- Proposed setout layouts - Dwg No. RH/04443/004

Supporting Reports:

- Design and Access Statement - Produced by Shepherd Planning and dated January 2016
- Flood Risk Assessment - Prepared by John Welbank of Rural Future (undated)

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

- 3 The holiday lodges hereby approved shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

The development is provided for holiday use only as occupation on a permanent basis would be

contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

- 4 The owners/operators shall maintain an up-to-date register of the names of all owners of the holiday lodges on the site. The information held shall also include the owners' main home address. This information shall be made available at all reasonable times to the Local Planning Authority.

The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

- 5 Prior to the commencement of development full details of the proposed holiday chalets, to include appropriate scaled elevation drawings and materials of construction, are to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory standard of development in the interests of visual amenity and in accordance with the requirements of Fylde Borough Local Plan policies SP8 and TREC.

- 6 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any of the approved development. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained 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 the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policies SP8, TREC6, and the National Planning Policy Framework.

- 7 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission a scheme for the construction of all hard surfaced areas of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved development. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policies SP8 and TREC6

**Item Number: 7**

<b>Application Reference:</b>	16/0085	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	C/O Agent	<b>Agent :</b>	Gary Hoerty Associates
<b>Location:</b>	KAYS FARM, DAGGER ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3UU		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR ERECTION OF EQUESTRIAN BUILDING FOR PRIVATE USE ONLY FOLLOWING DEMOLITION OF TIMBER BUILDING		

**Decision**

Full Planning Permission :- Granted

**Conditions and Reasons**

- 1 This consent relates to the following details:

Approved plans:

- Location Plan - Foz/733/2045/01
- Proposed plans and Elevations - Foz/733/2045/02A

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

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

In the interests of visual amenity.

- 3 The stable building hereby permitted shall be laid out internally as shown on the plan approved as part of condition 1 of this planning permission, and shall be used for the private stabling of horses and the storage of associated equipment and feed only.

To define the permission and in the interest of the visual amenities and character of the area.

**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: 8**

<b>Application Reference:</b>	16/0087	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Mr Wilson-Mills	<b>Agent :</b>	
<b>Location:</b>	LAND ADJACENT TO WHITE HALL, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
<b>Proposal:</b>	OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF ONE DWELLINGHOUSE		

**Decision**

Outline Planning Permission :- Application deferred to allow for a site visit by Members in order to assess the potential for the development to impact on the character of the area.

**Item Number: 9**

<b>Application Reference:</b>	16/0093	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	KC Compost	<b>Agent :</b>	Dave Garlick Architect
<b>Location:</b>	WYNDWAYS, BAMBERS LANE, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LH		
<b>Proposal:</b>	ERECTION OF BUILDING FOR STORAGE OF EQUIPMENT ASSOCIATED WITH PREPARATION OF COMPOST FOR AGRICULTURAL AND DOMESTIC USE		

**Decision**

Full Planning Permission :- Delegated to Head of Planning and Regeneration to allow consideration of whether this application is to be determined by this authority or Lancashire County Council. In the event that it is for Fylde to determine then Planning Permission be granted subject to the following conditions:

**Conditions and Reasons**

- 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 consent relates to the following details:

Approved plans:

- Proposed site plan, elevations and floor plan - Dwg No. DG/824/1 Rev A, received by the LPA on 05 April 2016

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

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

In the interests of visual amenity.

**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