

# Minutes

## DEVELOPMENT MANAGEMENT COMMITTEE

<b>Date:</b>	Wednesday, 27 April 2016
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Barbra Nash (Acting Vice- Chairman)  Councillors Christine Akeroyd, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Albert Pounder, Heather Speak.
<b>Officers Present:</b>	Mark Evans, Ian Curtis, Paul Drinnan, Andrew Stell, Matthew Taylor, Lyndsey Lacey-Simone
<b>Other Attendees:</b>	7 members of the public were present during the course of the day

### Acting Vice- Chairman

In the absence of Councillor Redcliffe, Councillor Barbara Nash acted as Vice-Chairman for the purposes of 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 Linda Nulty declared a personal interest in planning application no: 16/0065 relating to Mill Farm, Fleetwood Road, Wesham.

### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 20 April 2016 as a correct record for signature by the Chairman.

### 3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Sandra Pitman for Councillor Richard Redcliffe

Councillor Heather Speak for Councillor Peter Collins.

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.

(Councillor Kiran Mulholland was not in attendance during the voting on planning application 15/0562 relating to Clifton House Farm, Lytham Road, Bryning with Warton).

5. St Annes Regeneration: the Crescent and St Andrews Road, St Annes

Paul Drinnan (Regeneration Manager) presented an updated report on the St Annes Regeneration Scheme with particular reference to the Crescent and St Andrews Road, St Annes.

He explained that the Capital Programme approved by Council on 2nd March 2016 included a sum of £274k in 2016/17 for future regeneration schemes in St Annes, with funding being provided by the use of S106 developer contributions. This comprised of £270,000 which is the residual amount from the commuted payment of £350,000 plus a small 'carry over' from a previous scheme.

Mr Drinnan explained that the regeneration programme for St Annes had been carried out by way of a series of phases and the approved Lytham St. Annes 2020 Vision document suggested that the next zone to be progressed be based around The Crescent and St Andrews Road North/South.

It was further reported that the works take place in two distinct, but related parts. The first is one of extending the lighting replacement scheme along The Crescent and into St Andrews Road North. The second aspect is the upgrading of St Andrews Road South by way of repaving, lighting, and landscaping. Further details (including the engagement arrangements with the business community) were set out in the report.

Members were advised that a fully costed scheme would be presented to Committee in due course.

Following consideration of this matter it was RESOLVED:

1. To authorise the commencement of design work for the next phase of the Regeneration Programme as identified in the plan at Appendix 3 of the report.
2. To approve the commencement of the proposed lighting scheme for The Crescent and St. Andrews Road North, St Annes, in line with the specifications as set out within the Appendices (in the total sum of £54k, of which £38k will be funded by S106 developer contributions with the balance being funded by contributions from Lancashire County Council and St Annes Town Council). The Council's approved Capital Programme includes a total sum of £274k.

-----

**Fylde Borough Council copyright [2016]**

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at  
[www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

## Development Management Committee Minutes 27 April 2016

Item Number: 1

<b>Application Reference:</b>	15/0562	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Hallam Land Management Limited	<b>Agent :</b>	Pegasus Group
<b>Location:</b>	CLIFTON HOUSE FARM, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AU		
<b>Proposal:</b>	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 115 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

### Decision

That, in respect of appeal reference APP/M2325/W/15/3141398 against the Council's non-determination of application 15/0562,

(i) Had the Local Planning Authority made a decision on application 15/0562, it would have refused planning permission for the following reasons:

1. The proposed access for the development is onto the busy thoroughfare of the A584 (Lytham Road) – a main arterial road which provides a direct route between Lytham St Annes and Preston. The proposed access is located approximately 0.75km from the Lytham Road/Church Road/Highgate Lane junction. Once other committed developments in Warton are implemented (most notably that associated with planning permission 13/0674 at Blackfield End Farm) this junction will operate over capacity and, accordingly, will be incapable of accommodating the level of additional traffic generated by the development. The proposed development, when considered in combination with increased vehicle movements arising as a result of other committed developments in Warton, would have significant adverse effects for traffic movements at the Lytham Road/Church Road/Highgate Lane junction and would lead to greater, unacceptable queue lengths at this junction which would obstruct the free flow of traffic along Lytham Road. The additional vehicle movements arising as a result of the development would unacceptably exacerbate existing network capacity issues and, accordingly, its residual cumulative impact would be severe. No mitigation measures have been proposed in order to alleviate this impact. The proposal is therefore contrary to the requirements of Fylde Borough Local Plan policy HL2, policy BWH2 of the submission version of the Bryning-with-Warton Neighbourhood Plan, and paragraph 32 of the National Planning Policy Framework.
2. The proposed development is required to make contributions towards the delivery of affordable housing and public open space on the site and financial contributions off-site towards the provision of new secondary school places, public realm enhancements and transport improvements. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements of Fylde Borough Local Plan policies TREC17, CF2, EP1, TR1, TR3 and TR5, policies SL3 and H4 of the Fylde Local Plan to 2032: Revised Preferred Option (October 2015), the submission

version of the Bryning-with-Warton Neighbourhood Plan and chapters 4, 6 and 8 of the National Planning Policy Framework.

AND

(ii) The Local Planning Authority's case in respect of defending appeal APP/M2325/W/15/3141398 be limited to the issues identified in the reasons above and authority be delegated to the Head of Planning and Regeneration to prepare and submit the Local Planning Authority's case on these grounds (including its Statement of Case, Proofs of Evidence and Statement of Common Ground) in respect of appeal reference APP/M2325/W/15/3141398.

**Item Number: 2**

<b>Application Reference:</b>	15/0716	<b>Type of Application:</b>	Reserved Matters
<b>Applicant:</b>	Mellor Holdings	<b>Agent :</b>	WBD
<b>Location:</b>	HILLSIDE RESTAURANT, 48 PRESTON STREET, KIRKHAM, PRESTON, PR4 2ZA		
<b>Proposal:</b>	PROPOSED VARIATION OF CONDITION 2 OF PLANNING PERMISSION 13/0597 TO INCREASE SCALE AND LOCATION OF STORES, REVISE PARKING LAYOUT AND INCREASE AREA OF GARDEN RETAINED FOR APARTMENTS. PROPOSED REMOVAL OF CONDITION 7 OF 13/0597 TO REQUIRE SUBMISSION OF LANDSCAPING SCHEME AS LANDSCAPING DETAILS ARE INCLUDED WITH THIS APPLICATION		

**Decision**

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 - 201 Rev A

Existing plans and Elevations - A013/084/S/03 rev. A  
A013 084/S/02 rev. B  
A013 084/S/05

Proposed plans and Elevations - 101 Rev D  
401

A013/084/P/02 rev. G  
A013/084/P/03 rev. D  
PS-D-01  
PS-D-02  
PS-D-03

Proposed Landscaping Scheme      WAL001

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      Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority (and notwithstanding any schemes otherwise shown on the approved drawing no. 101 Rev D) the landscaping scheme for the site shown on drawing no. WAL001 shall be carried out during the first planting after the development is substantially completed

and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. 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 and to preserve the setting of the listed building in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP4.

- 8 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.

- 9 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.

- 10 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.

- 11 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

**Item Number: 3**

<b>Application Reference:</b>	15/0872	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Sherwood Homes	<b>Agent :</b>	PLANNING PROBLEMS SOLVED
<b>Location:</b>	LODGE FARM, THISTLETON ROAD, GREENHALGH WITH THISTLETON, PRESTON, PR4 3XA		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR THE ERECTION OF 2 NO. DWELLINGS TO REPLACE FORMER BRICK BARNES, CONVERSION OF 2 NO. BARNES TO 3 DWELLINGS WITH ALTERED FINISHED APPEARANCE TO THAT APPROVED UNDER PLANNING PERMISSION 14/0355 AND ALTERATION TO WESTERN BOUNDARY AND INCREASED CURTILAGE TO DWELLING 2		

**Decision**

Delegate authority to grant full planning permission to the Head of Planning and Regeneration subject to successful discussions with the applicant (and / or his agent) to secure further works to reinstate original features of the buildings (including recessed windows where appropriate) that would have been retained in the event that the conversion had been implemented. This permission is to be subject to the conditions and reasons below, and any modification or additions to these that the Head of Planning and Regeneration considers are necessary to secure an appropriate standard of development.

**Conditions and Reasons**

- 1 This permission relates to the following:

Approved plans

1. As built Dwelling 1 (Barns A + B) - Dwg No. 8754 01 Rev C
2. As built Dwelling 2 (Barn C) - Dwg No. 8754 02 Rev B
3. As built Dwellings 4 & 5 (Barns E & F) - Dwg No. 8754 03 Rev A
4. As built Dwelling 3 (Barn D) - Dwg No. 8754 04 Rev A

Supporting Documents

5. Supporting Planning Statement - prepared by Nigel Robinson, dated December 2015

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and supporting documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.



- 2 Within one calendar month of the date of this permission the 'Schwegler Bat Roost', as detailed in Appendix D of the submitted supporting planning statement, shall be erected on the western gable of dwelling 3 in the position shown on the approved drawing 8754 04 Rev A.

Reason: To provide appropriate wildlife habitat opportunities given that the rural area within which the development is sited has the potential to support bats, and so this is required to comply with Policy EP18 of the Fylde Borough Local Plan.

- 3 Within one calendar month of the date of this permission the 'Eco Barn Owl Nest Box', as detailed in Appendix F of the submitted supporting planning statement, shall be erected on the north facing gable of dwelling 5 in the position shown on the approved drawing 8754 03 Rev A.

Reason: To provide appropriate wildlife habitat opportunities given that the rural area within which the development is sited has the potential to support barn owls, and so this is required to comply with Policy EP18 of the Fylde Borough Local Plan.

- 4 Within 21 days of the date of this permission the open fronted timber shelter (with 2No. internally fitted 'Schwegler Swallows Nests'), as detailed in Appendix E of the submitted supporting planning statement, shall be erected within the garden curtilage of Dwelling 2 in the position indicated on the proposed site layout that is included on all the approved drawings listed in condition 2 of this permission. This shelter shall be maintained and retained in perpetuity for the benefit of future nesting swallows.

Reason: To provide appropriate wildlife habitat opportunities given that the rural area within which the development is sited has the potential to support swallows, and so this is required to comply with Policy EP18 of the Fylde Borough Local Plan..

- 5 Prior to the first occupation of any of the dwellings hereby approved full technical details of the installed foul and surface water drainage system utilised in the approved development shall be submitted to the Local Planning Authority for the assessment of its suitability. No dwelling shall be occupied until such time as the Local Planning Authority have approved, in writing, a foul and surface water drainage scheme and that scheme has been implemented in strict accordance with the approved details.

Reason: To ensure an appropriate drainage scheme is implemented to minimise the risk of pollution and surface water flooding in the surrounding area.

- 6 Prior to the first occupation of any dwelling hereby approved details of the boundary treatments to the site perimeter, and to separate the individual properties/gardens/parking areas within it shall be submitted to and approved in writing by the Local Planning Authority. This details shall include the routing of these boundaries, their design, and their materials, and shall confirm that the boundaries to the frontage with Thistleton Road and to the eastern and part southern boundaries that are shared with open countryside shall be a native species hedge. The approved details shall be implemented prior to the first occupation of the respective plots and shall be maintained as the boundaries to the site thereafter.

Reason: To provide clarity over this aspect of the development, to provide appropriate demarcation of the individual areas, and to ensure that the boundaries reflect the rural character of the area and conservation area as required by Policies SP2, EP3 and HL2 of the Fylde Borough Local Plan.

**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: 4**

<b>Application Reference:</b>	16/0065	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Euro Garages Ltd	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM, FLEETWOOD ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3HD		
<b>Proposal:</b>	PROPOSED ERECTION OF 4 PUMP PETROL FILLING STATION INCLUDING SINGLE STOREY RETAIL BUILDING (CLASS A1), CANOPY, PARKING AREA AND ASSOCIATED WORKS. ERECTION OF SINGLE STOREY BUILDING PROVIDING 'DRIVE THRU' RESTAURANT (CLASS A3) AND ASSOCIATED WORKS INCLUDING CAR PARKING.		

**Decision**

Full Planning Permission :- Application Deferred to allow further consideration of the retail impacts of the development on neighbouring centres, with a Retail Impact Assessment to be requested from the applicant to assist in this.