



MINUTES

Planning Committee

Date:	Wednesday, 7 February 2018
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Heather Speak, Ray Thomas
Other Members in attendance:	Councillors Roger Lloyd, Sandra Pitman
Officers Present:	Ian Curtis, Andrew Stell, Kieran Birch, Rob Buffham, Lyndsey Lacey- Simone
Other Representatives:	Nick Gerrard - Growth and Prosperity Programme Director - Blackpool Airport Enterprise Zone Steve Smith - Blackpool Airport Enterprise Zone Delivery Manager
Members of the Public:	Approx 9 members of the public were in attendance during the course of the day.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part 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 Roger Lloyd (a non-member of the committee who was in attendance at the meeting) declared a personal and prejudicial interest in planning application 17/0997 relating to land opposite 15-23 Ribchester Road, Lytham and withdrew from the meeting immediately after speaking on the matter under the public speaking arrangements.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 10, 17 and 18 January 2018 as correct records for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

The Chairman varied the business on the agenda to deal with the following item first:

4. Blackpool Airport Enterprise Scheme Master Plan Consultation Report

The Chairman invited Nick Gerrard (Growth and Prosperity Programme Director - Blackpool Council) and Steve Smith (Blackpool Airport Enterprise Zone Delivery Manager) to the table to address the committee on matters associated with the Blackpool Airport Enterprise Scheme Masterplan Consultation Report.

Mr Gerrard stated that over the last few months, he had worked with a team of consultants/experts from a variety of practices including aviation specialists to develop a Master Plan framework for the Enterprise Zone site.

In summary, the report provided an overview of the Masterplan background and associated aspirations of the Blackpool Airport Enterprise Zone (EZ) together with details of the site area/operational infrastructure and the joint working arrangements in place. The report also made reference to the joint public consultation exercise undertaken during November/ December 2017 and the associated next steps/ links to other key documents.

The Blackpool Airport Enterprise Zone Masterplan Consultation Report (circulated to members as a separate document as appendix 1) provided further details of the public consultation undertaken by both Fylde Council and Blackpool Council on the Masterplan for the EZ and outlined who was consulted and the methods used. It also provided a detailed assessment of the responses received during that consultation and included a schedule of proposed modifications to the Masterplan as a result of the public consultation.

Members were advised that the Masterplan document (as amended) represents a credible and robust document to provide the necessary steer for the future development of the EZ and a clear strategic framework for decision making purposes.

Members commented on various aspects of the consultation report including: greenbelt development, branding of the various documents and the associated recognition of Fylde Council's input into the process. These points were addressed in turn by Mr Gerrard and Mr Smith.

Following detailed consideration of this matter, it was RESOLVED:

1. That the Masterplan (included as appendix 1 of the report and as amended) be adopted and given weight in the planning process.
2. That the Masterplan (included at appendix 1 of the report and as amended) be approved as the strategic framework for project delivery.
3. To delegate to the Head of Planning and Housing the authority to make any minor amendments to the Masterplan and Summary Document as necessary, particularly those resulting from the adoption and approval process with partner organisations.

5. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) 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.

(Councillors Christine Akeroyd and Heather Speak were not in attendance at the meeting during the discussion and voting on applications nos: 17/0952, 17/1000, 17/1012, 18/0045 and items 6, 7, 8 and 9 on the main agenda)

6. Unauthorised Advertising Enforcement

Further a previous request of the committee, Ian Curtis (Head of Governance) provided an update on the outcome of a consultation exercise undertaken regarding unauthorised outdoor advertising.

The report set out the background to the consultation exercise together with an analysis of the survey results and sought the committee's views on the focus of a proposed action plan based on the responses received.

Following consideration of this matter, it was RESOLVED to note the results of the consultation exercise on unauthorised outdoor advertising with a view to preparing a draft action plan focusing initially on the problematical areas of A-boards within the main urban areas and main roads within the borough for consideration at a future meeting of the committee.

7. Enforcement: Land off Fairfield Road, Hardhorn, Poulton Le Fylde

The committee was invited to consider the report of Kieran Birch (Senior Development Officer) on this matter and assess whether enforcement action was deemed to be expedient with regard to a breach of condition at land off Fairfield Road, Hardhorn. Details with regard to this matter were set out in the report.

Clarification was sought on matters associated with the legalities attached to this matter. Ian Curtis (Head of Governance) addressed the points raised.

The Committee RESOLVED:

1. To endorse the officers' recommendation to not take formal enforcement action at this point in time and instruct officers to continue to engage robustly with site residents with the aim of securing compliance with the planning conditions by the end of June 2018.
2. To present an updated report to committee on the matter in due course.

8. Appointment to Working Groups

Further to the vacancy on the Local Listings Project Board, It was RESOLVED that Councillor Ray Thomas be appointed to fill the vacancy.

Information Items

9. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 21 December 2017 and 26 January 2018.

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Planning Committee Minutes

07 February 2018

Item Number: 1

Application Reference:	17/0568	Type of Application:	Outline Planning Permission
Applicant:	Taylor Wimpey UK Limited, Richard George Towers and Jane Marjorie Towers	Agent :	
Location:	LAND TO NORTH OF WEETON ROAD / WEST OF A585 KIRKHAM BYPASS, MEDLAR WITH WESHAM, PRESTON, PR4 3NA		
Proposal:	OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 190 DWELLINGS WITH ACCESS FROM WEETON ROAD AND ALL OTHER MATTERS RESERVED		

Decision

Outline Planning Permission: Refused

Reasons

1. The approval of this proposed development of 190 dwellings on land allocated as countryside in the Fylde Borough Local Plan through Policy SP2 and the Fylde Local Plan to 2032 through Policies GD1 and GD4 would be contrary to these countryside allocations in the adopted and emerging Development Plans which, together with Policy EP22 of the Fylde Borough Local Plan, seek to preserve the best and most versatile agricultural land and the character of rural areas. It would also be contrary to the Development Strategy in the Fylde Local Plan to 2032 as set out in Policy DLF1 which seeks to provide sustainable development over the plan period by spreading the housing growth needed for the Borough across four strategic locations for development. Approving this development would be at odds with this Development Strategy and would increase the proportion of development in this area and so distort the distribution of development across the Borough. This would result in this site competing with other sites in the Borough and affecting their delivery, which when considering the development of the Borough as a whole would not represent sustainable development. If approved the level of growth experienced by Wesham would be beyond that which is identified as being appropriate for the area and would add further pressure to existing infrastructure. Further to this Fylde Council is able to demonstrate a five year supply of housing land as per paragraph 47 of the Framework and as such the tilted balance is not engaged through paragraph 49 and the Development Plan's policies are not out of date removing the requirement to approve this application.
- 2, The proposed development is located at a critically sensitive location on the western edge of the settlement where the character of the open countryside predominates. The application site makes a positive contribution to the defined rural character of the area. Whilst the council accepts that the delivery of these dwellings will add to the supply of housing within the borough, it is the case that the Council can demonstrate a five year supply of housing land and so the benefits of providing additional housing do not outweigh the significant and demonstrable harm to the established character of the area. The residential development proposed will detract from that rural character both by the nature of the land use and the loss of open countryside views from all directions and the existing edge of settlement properties. The development by virtue of its siting, extent and projection to the west of the settlement

would have a significant detrimental visual impact on the landscape character of the area, contrary to Policy ENV1 of the Submission Version of the Fylde Local Plan to 2032. As such it is considered that this would be a significant and demonstrably harmful consequence of this development that would ensure that it does not constitute sustainable development as required by the National Planning Policy Framework.

3. The proposed development would result in substantial harm to the setting of Wesham by virtue of the siting, scale and pattern of development adjacent to this rural settlement when viewed from the surrounding area. Because of the A585 forming a significant strong settlement boundary line the residential development of this area would be detached and viewed separately from the settlement lacking any logical 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 criteria 2 of Policy HL2 of the Fylde Borough Local Plan and paragraphs 17, 58 and 109 of the National Planning Policy Framework. Accordingly, the proposal does not represent sustainable development and there is, therefore, no presumption in favour of the proposed development.

4. The proposed development fails to deliver any certainty over the provision of affordable housing, education contributions, public realm contributions or sustainable transport improvements as part of the development. In the absence of any on-site provision or of any legal agreement or other such mechanism being in place to secure the provision of affordable housing, education contributions, public realm contributions and sustainable transport improvements there can be no certainty that the requirements of Fylde Borough Council's Housing and Infrastructure Policy and that of the local highway authority will be provided for. Accordingly the scheme is contrary to the provisions of Policy CF2 of the Fylde Borough Local Plan, and Policies H4, T4 and INF2 of the Fylde Local Plan to 2032 in that regard, and to guidance in Section 4 and paragraph 50 of National Planning Policy Framework.

Item Number: 2

Application Reference:	17/0952	Type of Application:	Householder Planning Application
Applicant:	Mr Astley	Agent :	Ms Curling
Location:	12 LOWFIELD CLOSE, NEWTON WITH CLIFTON, PRESTON, PR4 3SY		
Proposal:	TWO STOREY SIDE EXTENSION, REPLACEMENT OF FRONT PORCH WITH EXTENSION TO PROVIDE WC, AND EXTENSION TO THE EXISTING REAR DORMER.		

Decision

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

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

Approved plans:

- Location Plan - Streetwise Maps
- Proposed ground floor plan - drawing no. 17/14-01 Revision 03
- Proposed first floor plan - drawing no. 17/14-02 Revision 03
- Proposed elevation plan - drawing no. 17/14-03 Revision 03

Supporting Reports:

- Design and Access Statement - supporting letter from Kirkham Health Centre

Reason: To provide clarity to the permission.

3. The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

4. The proposed window on the rear dormer extension shown on drawing nos: 17/14-02 & 17/14-03 of the approved plans listed in Condition no. 2 shall be fitted with 'Pilkington' glass of at least level 4 obscurity (or other manufacturer's glazing of the same obscurity level) and shall be of a type that are either fixed or do not fully open inwards or outwards. After insertion only the agreed type of window shall be subsequently refitted as a repair or replacement.

Reason: To safeguard the amenities of the occupants of adjacent residential properties

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. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	17/0966	Type of Application:	Change of Use
Applicant:	Mr WARD	Agent :	MAT DESIGN
Location:	FAIRBANKS FARM, FLEETWOOD ROAD, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HJ		
Proposal:	CHANGE OF USE OF EXISTING DOMESTIC CURTILAGE TO ALLOW SITING OF TWO STATIC CARAVANS AND TWO TRAILER CARAVANS (TWO PITCHES TOTAL) TO PROVIDE ANCILLARY LIVING ACCOMMODATION FOR USE BY FAMILY MEMBERS PROVIDING DAY-TO-DAY CARE FOR THE OCCUPIERS OF FAIRBANKS FARM		

Decision

Change of Use: 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 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 - Mike Carr drawing No. 1 Oct 2017
- Existing and Proposed Plans - Mike Carr drawing No. 2 Oct 2017

Reason: To provide clarity to the permission.

3. That the extent of the use hereby approved shall be limited to two residential pitches, with each pitch to comprise of no more than one touring caravan (i.e. to have a single axle and an overall length not exceeding 6.5m including towing bracket), and no more than one static caravan as defined in Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968 (as amended).

Reason: To provide clarity over the extent of the caravans permitted within the application site as a consequence of this planning permission, and to ensure that their visual impact is not harmful to the rural character of the area.

4. That the caravans associated with the pitches hereby approved shall be positioned within the site in general accordance with the indicated positions on the proposed site plan approved under condition 2 of this permission, and that the parking areas associated with the development shall also accord only with the extent of that shown on that plan.

Reason: To provide clarity to the planning permission and to limit the potential for visual impacts on the character of the rural area as required by Policy SP2 of the Fylde Borough Local Plan.

5. That the caravans sited on the pitches approved under this planning permission shall only be

occupied by the immediate family members of the applicant (Mr Michael Ward) and his family, and shall only remain on site during such time that he is a resident at Fairbank Farm and in need of care and support to maintain his residence at that address. In the event that he no longer is resident at the address then the caravans hereby approved shall be removed within 2 months of that residency ceasing.

Reason: To ensure compliance with development plan policies relating to the residential development of the countryside as the occupation of the site by those unrelated to the applicant and not related in providing his care or family support would be in conflict with the proper planning of the area as established under Policy SP2 of the Fylde Borough Local Plan and Policy GD4 of the Submission Version of the Fylde Local Plan to 2032.

6. Prior to the commencement of works associated with this planning permission, details of the foul and surface water drainage arrangements for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage arrangements shall be implemented prior to the first occupation of any of the caravans hereby approved, and shall be maintained throughout the time that the caravans are present on site.

Reason: To ensure that the site has appropriate foul and surface water drainage arrangements to ensure that there are no potential flooding or pollution implications as a consequence of the development.

7. Prior to the commencement of works associated with this planning permission, details of the waste storage and collection arrangements for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage arrangements shall be implemented prior to the first occupation of any of the caravans hereby approved, and shall be maintained throughout the time that the caravans are present on site.

Reason: To ensure that the site has appropriate waste disposal arrangements.

Informative notes:

1. In developing the land for siting of the caravans regard shall be made to the Model Standards 1989 for static caravans sites and the 1983 Model Standards for touring caravans.
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. The applicant's attention is drawn to the Model Standards applicable to the siting and occupation of Static and Touring Caravans.

Item Number: 4

Application Reference:	17/0971	Type of Application:	Full Planning Permission
Applicant:	CMC Ventures Ltd	Agent :	
Location:	84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	ERECTION OF GLAZED CANOPY TO CLIFTON SQUARE ELEVATION INCLUDING BALUSTRADE AROUND AND ALTERATION OF EXISTING WINDOW OPENINGS TO ALLOW ACCESS TO EXTENSION/OUTDOOR COVERED SEATING AREA.		

Decision

Full Planning Permission: Application Deferred

Reason

The decision on the application was deferred to a future meeting to allow for the Committee to undertake a site visit to view the application site and its existing glazed extension in its actual context, and that of the other canopy extensions in Lytham Town Centre.

Item Number: 5

Application Reference:	17/0997	Type of Application:	Full Planning Permission
Applicant:	Windmill Holdings Ltd	Agent :	JOSEPH BONIFACE ARCHITECTS LTD
Location:	LAND OPPOSITE 15-23 RIBCHESTER ROAD, LYTHAM ST ANNES		
Proposal:	ERECTION OF SIX x TWO STOREY DWELLINGS IN TWO TERRACES WITH ASSOCIATED CAR PARKING.		

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

2. This consent relates to the following details:

Approved plans:

- Site Location Plan - Dwg no. JBA308-PL-001 Rev A
- Proposed Site Plan - Dwg no. JBA308-PL-002 Rev E
- Block A Plans & Elevations - Dwg no. JBA308-PL-003 Rev C
- Block B Plans & Elevations - Dwg no. JBA308-PL-004 Rev C

Supporting Reports:

- Design and Access Statement - Prepared by Joseph Boniface Architects Ltd, dated November 2017
- Tree Condition Management Plan - Prepared by Jon Oliver, dated 15 December 2017
- Arboricultural Survey and Bat Inspection - Prepared by Jon Oliver
- Flood Risk Assessment - Prepared by Waterco Consultants, dated January 2018

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

3. The development hereby approved shall comprise of not less than 100% affordable housing, and construction shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing scheme shall confirm that the affordable housing meets the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), and shall include:
- i. The tenure and type of the affordable housing provision;
 - ii. Proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
 - iii. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
 - iv. The occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the enforcement of such occupancy criteria.

The development shall be implemented and occupied in accordance with the approved scheme at all times.

Reason: To ensure the dwellings are provided and remain as affordable housing in perpetuity, and that they meet the identified local affordable need in accordance with the requirements of policy H4 of the Submission Version of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. Notwithstanding any denotation on the approved plans details of all the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

5. Prior to the commencement of development a scheme for the disposal of foul water for the entire site 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 and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: In order to ensure adequate and proper drainage of the site.

6. Prior to the commencement of any development, a surface water drainage scheme, based on

the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

7. The access and parking areas shall be constructed in accordance with the approved details shown on the approved proposed site plan (Dwg no. JBA308-PL-002 Rev C) and the parking areas indicated for each dwelling shall be made available prior to the first occupation of that property, with those areas thereafter retained available for the parking of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

8. Notwithstanding any denotation on the approved plans details of all boundary treatments (including the bin store), including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure a satisfactory standard of development.

9. 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 by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, 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 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.

Reason: To enhance the quality of the development in the interests of the amenities of the locality.

10. The whole of the landscape works, as approved in condition 12, 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 arboricultural 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: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

11. The finished floor levels of the dwellings hereby approved shall accord with the advisory finished floor level (4.3 metres AOD) detailed in the submitted Flood Risk Assessment prepared by Waterco Consultants and dated January 2018.

To mitigate against any potential future flood risk of the new dwellings

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: 6

Application Reference:	17/1000	Type of Application:	Householder Planning Application
Applicant:	Mrs J Griffiths	Agent :	
Location:	11 TROUTBECK ROAD, LYTHAM ST ANNES, FY8 2LN		
Proposal:	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION.		

Decision

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

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

Approved plans:

- Elevations and Floor Plans - Trout/001

Reason: To provide clarity to the permission.

3. The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

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: 7

Application Reference:	17/1012	Type of Application:	Full Planning Permission
Applicant:	J T Smith	Agent :	Ian Pick Associates Ltd
Location:	SWARBRICK HALL FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JJ		
Proposal:	ERECTION OF REPLACEMENT AGRICULTURAL STORAGE BUILDING.		

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

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

Approved plans:

- Location Plan - drawing no. IP/JS/02
- Proposed site plan - drawing no. IP/JS/03
- Proposed elevation and floor plans - drawing no. IP/JS/04

Supporting Reports:

- Design and Access Statement - Ian Pick Associates Ltd - November 2017

Reason: To provide clarity to the permission.

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

Item Number: 8

Application Reference:	17/1013	Type of Application:	Full Planning Permission
Applicant:	J T Smith	Agent :	Ian Pick Associates Ltd
Location:	SWARBRICK HALL FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JJ		
Proposal:	ERECTION OF AN AGRICULTURAL STORAGE BUILDING		

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

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

Approved plans:

- Location Plan - drawing no. IP/JS/01
- Proposed site plan - drawing no. IP/JS/02
- Proposed elevation and floor plans - drawing no. IP/JS/02

Supporting Reports:

- Design and Access Statement - Ian Pick Associates - November 2017

Reason: To provide clarity to the permission.

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved ground floor and elevation plans listed in Condition no. 2 above; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity of the area in accordance with Policy SP2 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

Item Number: 9

Application Reference:	18/0011	Type of Application:	Full Planning Permission
Applicant:	CMC VENTURES LTD	Agent :	
Location:	84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	RETROSPECTIVE APPLICATION FOR ERECTION OF GLAZED EXTENSION TO CLIFTON SQUARE ELEVATION WITH RETRACTABLE GLAZED SCREENS TO FRONT AND SIDES		

Decision

Full Planning Permission: Refused

Reasons

1. The increased projection of the glazed extension and canopy over that previously approved, and design detailing associated with its enclosed nature, results in it having overall proportions, an increased height above ground level, and an appearance which would unbalance and be at odds with the architectural merit of the original property, and would have a dominant impact on the open character of the adjacent pedestrianised area of Clifton Square. The proposal therefore represents poor design, which, for the purposes of the National Planning Policy Framework and Development Plan is not considered sustainable.

Accordingly the proposal would fail to preserve or enhance the character of the conservation area and would be detrimental to character of the existing building contrary to policy EP3 of the Fylde Borough Local Plan (2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan to 2032 and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Item Number: 10

Application Reference: 18/0045	Type of Application: Householder Planning Application
Applicant: Mr Smith	Agent : Clover Architectural Design Limited
Location: 16 SPRING HILL, FRECKLETON, PRESTON, PR4 1TF	
Proposal: PROPOSED TWO STOREY & SINGLE STOREY REAR EXTENSIONS.	

Decision

Householder Planning Application: The authority to determine the application is delegated the Head of Planning & Housing on expiry of the statutory consultation period and the consideration of any comments that are received from neighbours and the Parish Council. A decision to approve the application is to include the following suggested conditions, and any others that the Head of Planning and Housing considers are necessary:

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 permission / consent relates to the following details:

Approved plans:

- Location Plan drawing number 1001
- Existing Plans and Elevations drawing number 1000
- Proposed Plans and Elevations drawing number 1102 rev C

Reason: To provide clarity to the permission.

3. The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

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.