

# Development Control Committee



Date	2 November 2005
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) Dr Trevor Fiddler (Vice-Chairman)  John Bennett, George Caldwell, Maxine Chew, Kevin Eastham, Richard Fulford-Brown, Howard Henshaw ADK (Malaysia) Albert Pounder, John Prestwich, Heather Speak, William Thompson, Colin Walton, Andrea Whittaker, Keith Wright
Other Councillors	Paul Hayhurst, Keith Hyde, Elizabeth Oades
Officers	Philip Woodward, Ian Curtis, Julie Cary, Mark Evans, Lyndsey Lacey, Dave Shepherd, Oliver Shimell

## 1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Councillor Andrea Whittaker declared a personal interest in planning application no 05/0683 relating to Dover Lodge, Chain Lane Staining.

Councillor Andrea Whittaker declared a prejudicial interest in planning application no 05/0878 relating to Little Tarnbrick Farm, Blackpool and withdrew from the meeting during the consideration of that item.

Councillor Andrea Whittaker declared a prejudicial interest in planning application no 05/0910 relating to Windy Harbour Holiday Park, Little Eccleston and withdrew from the meeting during the consideration of that item.

The Chairman, Councillor Harold Butler, declared a prejudicial interest in planning application no 05/0907 relating to Clifton Bank, Plumpton Lane, Great Plumpton and withdrew from the meeting during the consideration of that item.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 12 and 19 October 2005 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillor Maxine Chew for Councillor Peter Hardy

Councillor Keith Wright for Councillor Linda Nulty

Councillor John Prestwich for Councillor Ray Norsworthy

4. Report of an appeal decision - 1 Peel Hill, Blackpool

The committee considered the report of David Wilkinson (Unit Business Manager for the built environment) summarising a recent appeal decision relating to 1 Peel Hill, Blackpool.

It was reported that the appeal was dismissed on the grounds that the activities associated with the stables would significantly harm the amenities of the occupiers of nearby dwellings

The committee RESOLVED to note the outcome of the appeal.

5. Development control matters

The Committee considered the report of David Wilkinson (Unit Business Manager for the built environment) which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

RESOLVED - To decide the applications as stated in the schedule attached.

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# Development Control Committee Minutes

## 02 November 2005

**Item Number:** 1

<b>Application Reference:</b>	05/0683	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr P Wigglesworth	<b>Agent :</b>	Cassidy and Ashton Partnership
<b>Location:</b>	DOVER LODGE, CHAIN LANE, STAINING, BLACKPOOL		
<b>Proposal:</b>	RESUBMISSION OF APPLICATION 04/722 FOR 9 HOLE GOLF COURSE, ASSOCIATED FACILITIES AND FORMATION OF A BOWLING GREEN.		

### Decision

Delegate to approve subject to the following conditions and any further conditions required by the County Ecologist

### 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        Full details in respect of the materials to be used on the external elevations shall be submitted to and approved by the Local Planning Authority no later than 14 days prior to commencement of operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.  
  
          In the interest of securing a satisfactory overall standard of development, given its countryside location.
- 3        The existing access off Chain Lane, shall be permanently close off and reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Rods concurrent with the formation of the new access.  
  
          To limit the number of access points to and to maintain the proper construction of the highway.
- 4        Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced.  
  
          Such details are not clearly shown on the application and to secure an overall satisfactory standard of development.

- 5 The car parking area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the golf course and bowling green first being brought into use, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purpose of car parking for staff and patrons of the golf course and associated amenity building.

To provide a satisfactory standard of off-street parking.

- 6 The golf course and/or bowling green shall not become operational, nor shall the amenity building become occupied or functional until the means of vehicular access has been constructed in accordance with the approved plans.

To secure a satisfactory standard of development and in the interests of highway safety.

- 7 The golf course and/or the bowling green shall not become operational, nor shall the building become occupied or functional until the highway improvements identified on drawing number C2029 L02, have been carried out to the satisfaction of the Local Planning Authority.

To secure a satisfactory standard of development and in the interests of highway safety.

- 8 No development shall take place until the applicant, or their agent or successors In title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This site is of archaeological importance. A programme of archaeological works that will include evaluation and any subsequent excavation and recording deemed necessary shall be carried out as part of the development programme. Specifications and a list of archaeological contractors for appropriate archaeological works can be obtained from the Lancashire Archaeology Service.

- 9 The amenity building shall not become operational until the golf course and/or the bowling green become fully operational and open for trading.

The LPA would not be willing to grant planning permission for such a building without the benefit of an operational golf course and/or bowling green.

- 10 The amenity building hereby approved shall be operated as part of the overall scheme consisting of the golf course and/or bowling green and it shall not be sold off or sub-let as an independent operation.

To retain control of the operation of both of the enterprises.

- 11 Full details in respect of the 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; means of enclosures, land surfacing materials as applicable. Soft landscape 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 entirely to the satisfaction of the Local Planning Authority concurrently with the building/engineering works on site, in a timetable of planting to be agreed in writing with the Authority.

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

- 12 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 5 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 syvicultural 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 enhance the quality of the development in the interests of the amenities of the locality.

- 13 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 14 Full details in respect of the fencing materials and finish to be used within the development shall be submitted to and approved by the Local Planning Authority no later than 14 days prior to commencement of operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development, given its countryside location.

- 15 Notwithstanding the provision of Schedule 2, Part 2, Class A of the Town and Country Planning General Permitted Development Order 1995 (or any new Order subsequently superseding that Order), no fences, walls or other means of enclosure shall be erected upon the site without the prior formal consent of the Local Planning Authority.

In the interests of visual amenity given its countryside location.

- 16 This consent relates to the revised plan[s] received by the Local Planning Authority on the .....

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

- 17 The approved retail use of the associated building shall only take place within the area hatched red on the approved plan, and shall relate purely to the use of the land and/or buildings in association with the storage, display and sale of golf equipment and

bowling equipment and for no other purposes including uses defined within Class A1 and B8 of the Town and Country Planning (Use Classes) Order 1987 or any new Order revising or revoking that Order.

To enable the Local Planning Authority to retain control over the size of area allocated for retail use, together with the extent of retailing, in what is a countryside location outside existing retail centres.

- 18 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the LPA. Such a scheme shall be constructed and completed in accordance with the approved plans.

To ensure a satisfactory means of drainage.

- 19 The golf course shall be constructed in strict accordance with the details shown on the approved plan drawing title 'Site Sections'.

To ensure a satisfactory standard of development without undue detriment to the character of this countryside location.

- 20 The golf course and bowling green shall not become operational until the works required under the Section 278 Agreement in relation to the provision of street lighting, is carried out to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

- 21 As required by the proposal and to secure a satisfactory standard of development. There shall be no importing or exporting of material to or from the site in regard to the implementation of this planning permission, without the prior approval of the local planning authority.

In order to control the development and limit vehicular movements to and from the site during the construction phase.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP2, TREC 10  
Joint Lancashire Structure Plan: Policy 5  
PPG's/PPS's: PPS1, PPS7

**Informative notes:**

1. This permission does not purport to grant consent for any form of illumination/lighting, which may require a separate permission.
2. If it is intended to import material to construct the golf course, then this may be controlled under the provisions of the Waste Management Licensing Regulations (1994) which provide various exemptions for construction works. The developer is advised to contact the Environment Agency to discuss this.
3. A separate consent is required from the Environment Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a watercourse or other controlled waters, and may be required for discharge to a soakaway. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).
4. No rainwater contaminated with silt/soil from disturbed ground during construction must drain to the surface water sewer or watercourse without sufficient settlement.

**Item Number: 2**

<b>Application Reference:</b> 05/0769		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Ann Pratt	<b>Agent :</b>	Robert Newman
<b>Location:</b>	205 CLIFTON DRIVE SOUTH, ST ANNES, LYTHAM ST ANNES, FY8 1		
<b>Proposal:</b>	CHANGE OF USE OF GARAGE TO HOLIDAY ACCOMMODATION, NEW VEHICULAR ACCESS TO CLIFTON DRIVE SOUTH, NEW GATES AND ALTERATIONS TO DRIVE. ERECTION OF GARAGE TO SIDE OF DWELLING		

**Decision**

Full Planning Permission Refused.

**Conditions and Reasons**

- 1 The proposed use of this residential garage as a self contained holiday flat would be contrary to the provisions of policy TREC6 of the Fylde Borough Local Plan as it would establish an undesirable precedent for the approval of other similar inappropriate schemes and significantly prejudice the residential amenity of the area by virtue of introducing additional noise, disturbance and general activity in a quiet residential area.

**Informative notes: None.**

**Item Number: 3**

<b>Application Reference:</b> 05/0795		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr K Ball	<b>Agent :</b>	Croft Goode Partnership
<b>Location:</b>	GORST FARM, LODGE LANE, ELSWICK, PRESTON		
<b>Proposal:</b>	CHANGE OF USE FROM REDUNDANT AGRICULTURAL BUILDING TO WOOD FUELLED RENEWABLE ENERGY PLANT.		

**Decision**

Full Planning Permission Application Deferred.

**Conditions and Reasons**

- 1 Deferred to allow officers to visit and assess a similar plant.

**Informative notes: None.**

**Item Number: 4**

<b>Application Reference:</b> 05/0867		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Alan Wheeldon	<b>Agent :</b>	
<b>Location:</b>	341-343, CLIFTON DRIVE SOUTH, ST ANNES, LYTHAM ST ANNES		
<b>Proposal:</b>	RENEWAL OF APPLICATION 5/03/1003 TO SITE BENCHES/TABLES ON FORECOURT		

**Decision**

Full Planning Permission Granted.

**Conditions and Reasons**

- 1 The six fixed benches and tables hereby approved shall be removed from the site at the end of a period of 12 months from the date of this approval and there shall be carried out any works as may be required for the reinstatement of the land to the satisfaction of the Local Planning Authority unless a renewal of permission is obtained.

To enable the Local Authority to renew the situation in 1 year's time as the site forms part of the ongoing St Annes Regeneration Scheme.

**REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.



## SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: Policy SP2, EP3  
Joint Lancashire Structure Plan: Policy 2  
PPG's/PPS's: PPS, PPG15

**Informative notes: None.**

**Item Number: 5**

<b>Application Reference:</b> 05/0875		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Woodfold Builders Ltd	<b>Agent :</b>	DE POL Associates Ltd
<b>Location:</b>	2 & 3, Highbury Gate, Off Copp Lane, Elswick, PR4		
<b>Proposal:</b>	RE-SITING OF DWELLINGS AND DETACHED DOUBLE GARAGES		

### Decision

Delegate to approve subject to receiving revised plans deleting the proposed chimney.

### Conditions and Reasons

- 1           The windows shown in red on the approved plan shall be carried out within 56 days of the date of this approval, and thereafter retained in their approved form.  
  
              In the interests of securing a satisfactory standard of development and in the interests of visual amenity.
- 2           The materials of construction and/or finish in respect of the works 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.

### REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

## SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP2, HL2  
Joint Lancashire Structure Plan: Policy 5  
PPG's/PPS's: PPS1

**Informative notes: None.**

**Item Number: 6**

<b>Application Reference:</b> 05/0878		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Ms Angela Walker	<b>Agent :</b>	MCK Partnership Ltd
<b>Location:</b>	LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM, PRESTON		
<b>Proposal:</b>	TOURING CARAVAN PARK, MANAGERS ACCOMMODATION AND ANCILLARY STORAGE		

### Decision

Full Planning Permission Refused.

### Conditions and Reasons

- 1 The application has failed to adequately demonstrate that there is any proven need for additional touring caravan sites in this area of the Borough. As such the proposal would be contrary to Policy TREC 7 of the adopted Fylde Borough Local Plan.
- 2 The proposed caravan site, being located in a position that is remote from any services and facilities, would represent an unsustainable form of development. The absence of any dedicated pedestrian crossing facilities would result in any pedestrians from the development site being placed in conflict with vehicular traffic using the busy A583.

**Informative notes: None.**

**Item Number: 7**

<b>Application Reference:</b> 05/0900		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr & Mrs Vernon	<b>Agent :</b>	Mr J Whiteside
<b>Location:</b>	7 THE MEADOWS, ELSWICK, PRESTON, PR4 3US		
<b>Proposal:</b>	EXTENSION TO EXISTING DORMER AND NEW PITCHED ROOF TO REPLACE EXISTING FLAT ROOF		

### **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 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.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP1, HL5  
Joint Lancashire Structure Plan: Policy 5  
PPG's/PPS's: PPS1

**Informative notes: None.**

**Item Number: 8**

<b>Application Reference:</b> 05/0907		<b>Type of Application:</b> Change of Use	
<b>Applicant:</b>	Mr Harold Butler	<b>Agent :</b>	Ms Mary Miller
<b>Location:</b>	CLIFTON BANK, PLUMPTON LANE, GREAT PLUMPTON, WESTBY		
<b>Proposal:</b>	CHANGE OF USE FROM CATTLE SHED TO STORAGE USE.		

### **Decision**

Change of Use Granted.

### **Conditions and Reasons**

- 1 The development hereby permitted must be begun not later than the expiration of three 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 91 of the Town and Country Planning Act 1990, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 No external storage (including goods, vehicles, scrap or waste) associated with the use of the building hereby approved shall take place outside the buildings.

In order to preserve the character of this rural location.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP2, SP5, SP9, EMP4  
Joint Lancashire Structure Plan: Policy 5  
PPG's/PPS's: PPS1, PPS7

**Informative notes:**

1. Condition Number 2 above does not relate to the external storage of caravans or agricultural equipment relating to the existing agricultural holding.

**Item Number: 9**

<b>Application Reference:</b> 05/0910		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Partington Holiday Centres Ltd	<b>Agent :</b>	Barden Planning Consultants
<b>Location:</b>	WINDY HARBOUR, WINDY HARBOUR HOL PARK, LITTLE ECCLESTON, PRESTON		
<b>Proposal:</b>	CHANGE OF USE OF TOURING PITCHES TO SITE FOR 54 SEASONAL HOLIDAY CARAVANS		

**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 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 14 days prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.  
  
In the interests of visual amenity and to contribute to the overall quality of the development.
- 3 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, 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.

- 4 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 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.

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

- 5 The accommodation hereby approved shall not be occupied for more than a total of 46 weeks in any period of 52 weeks in any calendar year. Details of the period of closure shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved first coming into use.

The Local Planning Authority would not be prepared to accept permanent residential occupation of this site having regard to the location of the site in designated countryside as detailed on the Local Plan Proposals Map.

- 6 The premises shall be used for holiday accommodation only and for no other purpose (including any other purpose in Class C3 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 Local Planning Authority would not be prepared to accept permanent residential occupation of this site having regard to the location of the site in designated countryside as detailed on the Local Plan Proposals Map.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP2, TREC 6  
Joint Lancashire Structure Plan: Policy 5  
PPG's/PPS's: PPS1, PPG21

**Informative notes: None.**

**Item Number: 10**

<b>Application Reference:</b> 05/0926		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Mr and Mrs Cornes	<b>Agent :</b>	Mr S Tortely
<b>Location:</b>	THE WILLOWS, DIVISION LANE, ST ANNES, LYTHAM ST ANNES		
<b>Proposal:</b>	PROPOSED REPLACEMENT DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING AND DETACHED 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        Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days 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.  
  
          In the interest of securing a satisfactory overall standard of development.
- 3        All window frames on the proposed dwellings shall be set in 10cm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.  
  
          To ensure a satisfactory standard of development in the interests of the overall quality of the built development.

- 4 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 5 Notwithstanding the provision of Schedule 2, Part 2, Class A of the Town and Country Planning General Permitted Development Order 1995 [ or any new Order subsequently superceding that Order] no fences, walls or other means of enclosure shall be erected upon the development site / plot / estate with the prior formal consent of the Local Planning Authority.

In the interests of visual amenity.

- 6 Prior to the dwelling hereby approved first being brought into use, a scheme for the disposal of sewage and water shall be fully installed and available for use.

The Local Planning Authority would not wish a dwelling to be occupied without the necessary disposal of sewage in place.

- 7 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, E, F 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 House Extensions.
- B&C Roof Extensions/alterations
- D Porches
- E Curtilage buildings
- F Hardstanding
- G Fuel containers
- H Satellite antenna]

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 green belt area.

- 8 Notwithstanding the provision of Classes A, 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.



- 9 The existing garage shown in red on the submitted plan shall be completely removed from the site on completion of the dwelling hereby approved. The land shall be reinstated to a condition to be agreed with the Local Planning Authority and thereafter retained in its approved form.

The existing garage, together with the replacement dwelling, would not seek to preserve the openness of the Green Belt.

- 10 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, 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.

- 11 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 syvicultural 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.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:

The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP3, HL4, HL5  
Joint Lancashire Structure Plan: Policy 6  
PPG's/PPS's: PPS1, PPG2, PPS7

#### **Informative notes:**

1. Any cranes used during construction must be notified to the airport in a procedure as advised by the document: Cranes and Planes: A Guide to Procedures for Operation of Cranes in Vicinity of aerodromes.

#### **Item Number: 11**

<b>Application Reference:</b> 05/0927		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Mrs Amanda Dalmasso	<b>Agent :</b>	Mr Ian Butler
<b>Location:</b>	ICE CREAM KIOSK FAIRHAVEN LAKE, INNER PROMENADE, LYTHAM, LYTHAM ST ANNES, FY8 1		
<b>Proposal:</b>	EXTENSION TO EXISTING ICE CREAM KIOSK		

#### **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 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.
- 3 The use of the extension hereby approved shall be limited to the sale of ice-cream, ice-cream related products, hot/cold drinks, mineral waters, sweets and confectionery.  
  
The use of the premises for any other sales could prove injurious to the character of the

area and would require further consideration by the Local Planning Authority.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP1  
Joint Lancashire Structure Plan: Policy 2  
PPG's/PPS's: PPS1 Delivering Sustainable Development

**Informative notes: None.**