



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 25 May 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Maxine Chew, Neil Harvey, Kiran Mulholland, Sandra Pitman, Albert Pounder, Heather Speak, Viv Willder
Other Members:	Councillor Linda Nulty
Officers Present:	Mark Evans, Clare Lord, Andrew Stell, Lyndsey Lacey-Simone
Other Attendees:	Approx 20 members of the public were present during the course of the day

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no declarations of interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 27 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 Julie Brickles for Councillor Linda Nulty.

Councillor Maxine Chew for Councillor Peter Collins.

Councillor Sandra Pitman for Councillor Michael Cornah.

Councillor Heather Speak for Councillor Liz Oades.

Councillor Viv Willder for Councillor Barbara Nash.

Decision Items

4. Development Management Committee

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

Following detailed consideration of each application, it was RESOLVED to decide the applications as stated in the schedule attached.

Information Items

5. List of Appeals Decided

To note the appeal decision letters received during the period 08/04/16 and 11/05/2016 (previously circulated).

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Development Management Committee Minutes 25 May 2016

Item Number: 1

Application Reference:	15/0303	Type of Application:	Outline Planning Permission
Applicant:	Warton East Developments	Agent :	Steve Brougham Architect
Location:	LAND TO THE NORTH AND WEST, FRECKLETON BYPASS, BRYNING WITH WARTON		
Proposal:	RESUBMISSION OF OUTLINE PLANNING APPLICATION 14/0410 FOR THE ERECTION OF UP TO 375 DWELLINGS WITH ACCESS APPLIED FOR AND ALL OTHER MATTERS RESERVED (APPLICATION INCLUDES ALTERNATIVE SCHEMATIC SITE LAYOUTS WITH 187 OR 375 DWELLINGS)		

Decision

Outline Planning Permission :- Refused

Reasons for refusal

- 1 The applicant has failed to demonstrate to the reasonable satisfaction of the local planning authority that the traffic generated by the development can be accommodated within the local highway network without the implementation of a series of highway improvements that are outside the control of the applicant. In the absence of being able to deliver the necessary highway improvements, the impact of the development on the local highway network will be severe, contrary to the provisions of the National Planning Policy Framework and Criterion 9 of Policy HL2 of the Fylde Borough Local Plan (as amended October 2005).
- 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 primary and 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.

Item Number: 2

Application Reference:	15/0903	Type of Application:	Outline Planning Permission
Applicant:	Hallam Land Management Limited	Agent :	Pegasus Group
Location:	CLIFTON HOUSE FARM, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AU		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 115 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED) - RESUBMISSION OF APPLICATION 15/0562		

Decision

Outline Planning Permission :- Refused

Reasons for refusal

- 1 The applicant has failed to demonstrate to the reasonable satisfaction of the local planning authority that the traffic generated by the development can be accommodated within the local highway network without a series of highway improvements that are outside the control of the applicant. In the absence of being able to deliver the necessary highway improvements, the impact of the development on the local highway network will be severe, contrary to the provisions of the National Planning Policy Framework and Criterion 9 of Policy HL2 of the Fylde Borough Local Plan (as amended October 2005).
- 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.

Item Number: 3

Application Reference:	16/0060	Type of Application:	Outline Planning Permission
Applicant:	Congregation of St Annes Synagogue	Agent :	Firth Associates Ltd
Location:	ST ANNES HEBREW CONGREGATIONAL SYNAGOGUE, ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PJ		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING SYNAGOGUE AND ERECTION OF A FOUR STOREY BUILDING PROVIDING REPLACEMENT SYNAGOGUE TO GROUND FLOOR AND 18 APARTMENTS (USE CLASS C3) TO UPPER FLOORS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, LAYOUT AND SCALE APPLIED FOR)		

This application was withdrawn by the applicant prior to the meeting.

Item Number: 4

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

Decision

Outline Planning Permission :- Refused

Reason for Refusal

- 1 The application relates to a narrow parcel of land occupying a prominent, roadside location fronting onto Kirkham Road, Treales. The site is located within the Countryside Area as defined on the Fylde Borough Local Plan (FBLP) Proposals Map and makes a substantial contribution to the character, appearance and rural setting of the area by providing a landscaped green buffer between buildings. The proposed infill property would result in a narrowing of the space available between buildings and a cramped form of development which would detract from the spacious aspect to this stretch of Kirkham Road, and the character of the outer edge of the village. This impact would be exacerbated through the removal of trees and hedgerow along the roadside and trees within the site in order to provide a suitable means of access from Kirkham Road and a developable plot. Therefore, the proposed development would have an erosive effect on rural character and fails to respect the intrinsic character and beauty of the countryside in conflict with the requirements of Fylde Borough Local Plan policies SP2, HL2, EP11 and EP12, and paragraph 17 of the National Planning Policy Framework.

Item Number: 5

Application Reference:	16/0157	Type of Application:	Full Planning Permission
Applicant:	Aztex Venue CIC	Agent :	
Location:	STANLEY CASINO, SOUTH PROMENADE, LYTHAM ST ANNES, FY8 1LY		
Proposal:	CHANGE OF USE FROM CASINO (SUI GENERIS) TO THEATRE (SUI GENERIS), THEATRE SCHOOL (D1) AND CAFE (A3)		

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:
 1. Location Plan - promap plan submitted 7 March 2016
 2. Site Plan - annotated 'Change of Use application area (yellow) submitted 8 April 2016
Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 The extent of the café use hereby approved shall be limited to that area indicated as 'café' on the site plan listed in condition 2 of this planning permission, and shall be operated as an ancillary facility to the theatre operations only.

To define the permission and ensure that appropriate control over the extent of this town centre use is maintained.

Item Number: 6

Application Reference:	16/0260	Type of Application:	Change of Use
Applicant:	Mrs Lloyd	Agent :	Anthony Hart Design
Location:	95 COMMONSIDE, LYTHAM ST ANNES, FY8 4DJ		
Proposal:	CHANGE OF USE OF LAND TO REAR OF PROPERTY TO BE USED AS EXTENDED DOMESTIC CURTILAGE		

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 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 8 April 2015, including the following plans:

1608 (01) 01 - Location plan

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