

Development Control Committee



Date	3 August 2005
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) John Bennett (Vice-Chairman) George Caldwell, Maxine Chew, Dr Trevor Fiddler, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Elizabeth Oades, Albert Pounder, Heather Speak, Martin Taylor, William Thompson, Colin Walton, Andrea Whittaker
Other Councillors	
Officers	Phil Woodward, Ian Curtis, David Wilkinson, Mark Evans, Clare Holmes

Vice - Chairman

Councillor John Bennett Councillor John Bennett was appointed Vice-Chairman for the purposes of the meeting.

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 Heather Speak declared a prejudicial in interest in planning application no 05/0587 relating to New Hall Farm, Roseacre Road, Wharles and withdrew from the meeting during the discussion of that item.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 13 July 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 Kevin Eastham

Councillor Elizabeth Oades for Councillor Linda Nulty

4. Summary of the recent planning appeal decision - Wimbourne Sporting Arena, Bambers Lane

The committee considered the report of David Wilkinson (Unit Business Manager for the built environment) summarising a recent appeal decision relating to Wimbourne Sporting Arena, Bambers Lane, Marton.

Mr Wilkinson reminded members that the development related to the change of use of land and buildings to a skating arena, football pitch, touring caravan area, picnic area, holiday accommodation and BMX track.

It was reported that the appeal was dismissed due to the impact on the character of the countryside and the increase in the nature and level of activity taking place at this site.

A copy of the Inspector's letter was circulated with the agenda.

The committee RESOLVED to note the contents of the report.

5. 16 Carr Drive, Wesham - amendment to planning permission

The committee considered the report of David Wilkinson (Unit Business Manager for the built environment) concerning the relocation of an approved door to the rear elevation of the property.

The committee was advised that the relocation of the approved door from the side elevation to the rear elevation did not harm the amenities of occupiers of adjacent dwellings nor the visual amenity of the immediate area and did not represent a significant alternation to the approved scheme.

The Committee RESOLVED to approve the working amendment to planning permission 04/0301.

6. Summary of Performance for the first quarter of 2005/2006

David Wilkinson (Unit Business Manager for the built environment) presented a report summarising the performance of the development control team for the first quarter of 2005/2006. These were assessed against national best value performance indicators and locally set performance indicators.

Mr Wilkinson indicated that the first quarter exceeded the nationally set standards in regard to the determination of planning applications. The report also highlighted that the vast majority of applicants were more than satisfied

with the quality of service offered. Details of the results were set out in the report.

Following discussion the Committee RESOLVED to note the report.

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.

(Councillor John Bennett requested that his name be recorded as voting against refusal of planning application no 05/0484 relating to Church View Farm, Mowbreck Lane, Treales)

Development Control Committee Decisions

03 August 2005

Item No:	Application No:	Location/Proposal	Final Decision
1	05/0484	CHURCH VIEW FARM, MOWBRECK LANE, TREALES, NR PRESTON RE-SUBMISSION OF 04/855, PROPOSED AGRICULTURAL WORKERS DWELLING AND GARAGE	Refused
2	05/0568	DALEGARTH, CHURCH ROAD, TREALES, PRESTON, PR4 3S REPLACEMENT DWELLING	Refused
3	05/0587	NEW HALL FARM, ROSEACRE ROAD, WHARLES, PRESTON PROPOSED EXTENSION TO AN EXISTING DOUBLE SPAN SILAGE BARN	Granted
4	05/0635	LAND AT JUNCTION OF A583 / FRECKLETON STREET KIRKHAM, BLACKPOOL ROAD, KIRKHAM, PRESTON RESIDENTIAL DEVELOPMENT	Granted

Development Control Committee Minutes

03 August 2005

Item Number: 1

Application Reference:	05/0484	Type of Application:	Full Planning Permission
Applicant:	Mr W Salisbury	Agent :	Graham Anthony Associates
Location:	CHURCH VIEW FARM, MOWBRECK LANE, TREALES, NR PRESTON		
Proposal:	RE-SUBMISSION OF 04/855, PROPOSED AGRICULTURAL WORKERS DWELLING AND GARAGE		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 Notwithstanding the reduction in size of the proposed dwelling and curtilage over the previously refused proposal, the erection of a dwelling in this location would be contrary to the aims and objectives of the Fylde Borough Local Plan, in that the proposal would result in a development which intrudes on the rural character of the locality.

Item Number: 2

Application Reference:	05/0568	Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Winstanley	Agent :	Mr R V Hopper
Location:	DALEGARTH, CHURCH ROAD, TREALES, PRESTON, PR4 3S		
Proposal:	REPLACEMENT DWELLING		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposal would result in a replacement dwelling that would be out of keeping with the scale and design of properties in the locality. The proposal is, therefore, contrary to the provisions of Policy HL6 of the Fylde Borough Local Plan.

Item Number: 3

Application Reference:	05/0587	Type of Application:	Full Planning Permission
Applicant:	Mr S Wilson	Agent :	J Wareing and Son
Location:	NEW HALL FARM, ROSEACRE ROAD, WHARLES, PRESTON		
Proposal:	PROPOSED EXTENSION TO AN EXISTING DOUBLE SPAN SILAGE BARN		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The building hereby approved shall be used for the purposes of agriculture and for no other purpose within the Use Classes Order 1987.

 To safeguard the amenities of neighbouring residential properties and that there is special justification for the erection of an agricultural building which overrides normal countryside restraint.
- 2 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 with 2 months of the date of this decision. Specific details shall include finished levels, 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.
- 3 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.

4 This consent relates to the revised plan[s] received by the Local Planning Authority on the 1/7/05.

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

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

Joint Lancashire Structure Plan: Policy 5

PPG's/PPS's: PPS, PPS7

Item Number: 4

Application Reference: 05/0635		Type of Application: Outline Planning Permission	
Applicant:	First London Investment Group Ltd	Agent :	LOC Associates Ltd
Location:	LAND AT JUNCTION OF A583 / FRECKLETON STREET KIRKHAM, BLACKPOOL ROAD, KIRKHAM, PRESTON		
Proposal:	RESIDENTIAL DEVELOPMENT		

Decision

Outline Planning Permission Granted

Conditions and Reasons

1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

- [a] The expiration of five years from the date of this permission;
or
[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. 2, 3 and 5.

- (Reserved matters are:-
1. Siting of Development.
 2. Design of Built Development
 3. External Appearance of Built Development.
 4. Means of Access to the Development Site.
 5. Landscaping to the Development Site.

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

- 3 Prior to the occupation of the first unit of accommodation hereby approved, the existing vehicular access points to Blackpool Road shall be physically and permanently closed and the existing footway shall be extended across the former crossing points, in accordance with details which shall first have received prior written approval from the Local Planning Authority.

Reason; To limit the number of vehicular access points to, and maintain the proper construction of the highway.

- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 17, Classes E, F and G of the Town & Country Planning General Permitted Development Order 1995 (or any order revoking or re enacting that order) no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

Reason; To ensure that the local planning Authority have control over any future development of the site which may adversely affect the character and appearance of the development and the surrounding area.

- 5 The development hereby approved shall be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only clean, uncontaminated surface water should be connected to the surface water system.

Reason; In order to prevent the overloading of the local foul drainage system and the contamination of the local ground or surface water.

- 6 Prior to being discharged into any water course, surface water sewer or soakaway system, all surface water from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason; In order to prevent contamination of the local surface water drainage system.

- 7 The car parking [and unloading and loading] 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 first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site, their visitors or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 8 The development hereby approved shall provide for the majority of the dwellings to be for affordable housing in line with the Council's adopted Supplementary Planning Guidance, " New Residential Development in Fylde Borough", adopted on 16th September 2004.

Reason; To comply with that Supplementary Planning Guidance, Lancashire County Council Structure Plan policies and Regional Planning Guidance in respect of new residential development.

- 9 As part of any reserved matters application submitted following of the grant of outline planning permission, such application shall be accompanied by full details of the type, tenure, delivery mechanism and retention of such affordable housing provision and shall be accompanied by a legal agreement made under S 106 of The Town and Country Planning Act 1990 to ensure this.

Reason; To ensure that the benefits of affordable housing are clearly defined both for current and future occupants of such dwellings.

- 10 The reserved matters application shall make provision for public open space in line with policy TREC 17 of the Fylde Borough Local Plan.

Reason; To provide for appropriate public open space for the development and to comply with policy TREC 17 of the Fylde Borough Local Plan.

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,HL2, HL3,HL 5

Joint Lancashire Structure Plan: Policies 2 and 12

PPG's/PPS's: PPS1,PPG 3