



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 16 January 2019
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Frank Andrews, Jan Barker, Michael Cornah, Neil Harvey, Jayne Nixon, Linda Nulty, Liz Oades, Heather Speak, Viv Willder.
<b>Officers Present:</b>	Mark Evans, Andrew Stell, Clare Lord, Matthew Taylor, Kieran Birch, Sharon Wadsworth
<b>Other Councillors Present:</b>	Councillor Cheryl Little.
<b>Members of the Public:</b>	15 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. No interests were declared on this occasion.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 12 December 2018 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 23:

Councillor Frank Andrews for Councillor Ray Thomas.

Councillor Viv Willder for Councillor Sandra Pitman.

### Decision Items

#### 4. 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.

(Councillor Heather Speak was not in attendance during the discussion and voting on planning application nos: 18/0633, 18/0682, 18/0839 and item 5 on the main agenda)

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

The Information Report provided details on appeal decisions received between 01/12/18 and 03/01/2019.

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# Planning Committee Minutes

## 16 January 2019

**Item Number:** 1

<b>Application Reference:</b>	18/0633	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Corbenyah	<b>Agent :</b>	Homeplan Designs
<b>Location:</b>	SPENGARTH, CROPPER ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LB		
<b>Proposal:</b>	OUTLINE APPLICATION FOR UP TO 10 DWELLINGS WITH ACCESS OFF CROPPER ROAD (ALL OTHER MATTERS RESERVED)		

### Decision

The authority to GRANT Planning Permission be delegated to the Head of Planning and Housing subject to the following:

- 1) The completion of a s106 planning obligation to secure the following (The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority):
  - A financial contribution of £150,000 to Fylde Council towards the provision of affordable housing (as defined in Annex 2 of the National Planning Policy Framework 2018) within Fylde in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032, along with the phasing of that payment.
- 2) A series of Planning Conditions and Reasons which the Head of Planning and Housing considers are appropriate to ensure that the development is undertaken in accordance with the standards required by policy. The following are the suggestions for these that were presented to Committee:

### 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.

Reason: 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. (1, 2, 3 and 5)

- (Reserved matters are:-
1. Layout
  2. Scale
  3. Appearance
  4. Access
  5. Landscaping

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

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

Approved plans:

- Location Plan - 0. site plan
- Proposed layout plan - HP/2561 PL/18/05.1

Supporting Reports:

- Planning Statement
- Drainage Strategy and assessment of flood risk
- Follow-up Bat Survey Report (Oatlands Ecology)
- Hedgerow Survey (Envirotech)

Reason: To provide clarity to the permission.

4. No part of the development hereby approved shall commence until a scheme for the construction of the improved existing site access, the new access to Spengarth and the off-site works of highway improvement namely the 3m wide shared footpath/cyclepath has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be implemented in full prior to first occupation of the dwellings.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and that the development provides an appropriate level of accessibility to the wider highway network.

5. Prior to the commencement of any development details of the design, location, access arrangements, phasing of provision, and on-going maintenance arrangements of the public open space for the development shall be submitted to and approved in writing by the local planning authority. This provision shall be at least in accordance with the requirements of Policy ENV4 of the Local Plan to 2032 and shall be implemented and maintained in accordance with the approved scheme.

Reason: To ensure the provision and retention of appropriate levels of public open space to serve the development as required by Policy ENV4 of the Fylde Local Plan to 2032.

6. A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

7. Prior to commencement of the development hereby permitted, details of the incorporation of bat roosting (in addition to that required by NE licence) and bird nesting opportunities that shall be incorporated into the design of the development (i.e. into new buildings) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the phasing of the works and shall thereafter be implemented in accordance with that phasing.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

8. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections undertaken by a suitably qualified ecologist and their confirmation provided in writing to the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

9. All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

10. No external lighting shall be installed until details of a lighting scheme have been submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

11. Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework

12. Prior to the commencement of works there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by water voles. The report of the survey (together with proposals for mitigation/compensation, if required) shall be

submitted to Fylde Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of Water Vole will be implemented in full.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- a. the identification of the site access for construction traffic
  - b. the parking of vehicles of site operatives and visitors
  - c. loading and unloading of plant and materials
  - d. storage of plant and materials used in constructing the development
  - e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - f. wheel washing facilities
  - g. measures to control the emission of dust and dirt during construction
  - h. a scheme for recycling/disposing of waste resulting from demolition and construction works
  - i. hours of operation to be limited to 08.00 -18.00 Monday to Friday; 08.00 - 13.00 Saturday and no noise/work activity on Sundays or Bank Holidays.

Reason: To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

14. No site clearance, site preparation or development work shall take place until a fully detailed landscaping/habitat creation and management plan has been submitted and approved in writing by Fylde Borough Council. The scheme shall demonstrate (1) adequate planting of native species appropriate to the locality to compensate for direct and indirect impacts including a locally native species planting scheme to the buffer and margins of the watercourse and dyke (2) that habitat connectivity through the site and to the wider area will be retained as a minimum, including for amphibians (3) that any planting along site boundaries will comprise appropriate native species, (4) provide details of habitat creation for amphibians and (5) maintenance and enhancement of the biodiversity value of retained and established habitats and the site as a whole. The approved details shall be implemented in full.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

15. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, details of the surface water drainage scheme and a management and maintenance plan for the lifetime of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and 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 management and maintenance plan must include as a minimum;
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall be completed and maintained 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.

16. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Council Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

17. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall provide for at least 20% of the properties that are designed specifically to accommodate the elderly including compliance with optional technical standard M4(3A) (wheelchair-accessible dwellings) unless a different percentage is required to comply with Policy H2 of the Fylde Local Plan to 2032.

Reason: To ensure that the identified need for the provision of properties for this sector is catered for in this development as required by Policy H2 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
  - Visiting [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and following the links after searching 'Vehicle Crossings'
  - telephoning the Area Manager South 01772 538560
  - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

**Item Number:** 2

<b>Application Reference:</b>	18/0682	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Allerton Group	<b>Agent :</b>	Architectural Design Consultants
<b>Location:</b>	34 DERBE ROAD, LYTHAM ST ANNES, FY8 1NJ		
<b>Proposal:</b>	CONVERSION OF EXISTING HOTEL (USE CLASS C1) TO 12 FLATS (11 X 1 BED AND 1 X 2 BED) PROVIDING SUPPORTED LIVING ACCOMMODATION (USE CLASS C3(B)) INCLUDING SINGLE STOREY PLANT ROOM EXTENSION TO REAR AND ASSOCIATED EXTERNAL ALTERATIONS TO BUILDING		

## Decision

Full Planning Permission: - Granted

## Conditions and Reasons

1. The development must be begun not later than the expiration of three years from 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 relates to the following plans:

- Drawing no. 1814\_LOC – Location plan.
- Drawing no. 1814\_110 Rev A – Proposed plans.
- Drawing no. 1814\_310 Rev A – Proposed elevations.

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

Reason: For the avoidance of doubt, in the interests of proper planning and to ensure that the development is carried out in accordance with the approved plans in order to ensure compliance with the policies contained within the Fylde Local Plan to 2032 and the National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used on the external surfaces of the development shall match those of the existing building in terms of type, colour, texture and scale.

Reason: To ensure the use of appropriate materials which are compatible with the character of the host building and the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the dwellings hereby approved shall only be occupied as supported housing where care is provided for residents with learning difficulties and/or mental health problems and for no other purpose (including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 or in any provision



equivalent to that class in any statutory instrument amending or replacing that Order).

Reasons: (i) To provide certainty as to the type and nature of care to be provided by the supported housing scheme and to prevent the use of the building for other purposes (including other uses falling within class C3), the effects of which have not been specifically assessed by the Local Planning Authority during the consideration of the application, in order to safeguard the amenity of neighbouring residents; and (ii) to ensure that the use granted by this permission continues to fall properly within class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended) as exemptions for infrastructure contributions towards open space, affordable housing and education have been made on the basis that the scheme will provide specialist living accommodation for a group of people with specific needs, and to prevent the building's future conversion to another use falling within class C3 where the same exemptions would not apply (e.g. market housing). The condition is required in accordance with the objectives of Fylde Local Plan to 2032 policies H3, H4, GD7, ENV4 and INF2, Saint Anne's on the Sea Neighbourhood Development Plan policies HOU2 and DEL1 and the National Planning Policy Framework.

5. None of the dwellings hereby approved shall be first occupied until a scheme for the provision of a bin store, the siting of which is shown on drawing no. 1814\_110 Rev A, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number of bins required to serve the development and the precise layout, size, design and materials of the bin store and any associated means of enclosure. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

6. The 4 car parking spaces indicated on drawing no. 1814\_110 Rev A shall be marked out in accordance with the details shown on the approved plan and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policies H3, GD7 and T5, Saint Anne's on the Sea Neighbourhood Development Plan policy HOU2 and the National Planning Policy Framework.

7. All bathroom windows on the north and south facing (side) elevations of the building (the locations of which are shown on drawing no. 1814\_110 Rev A) shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before each associated dwelling hereby approved is first occupied and the same windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policies H3 and GD7, and the National Planning Policy Framework.

8. None of the dwellings hereby approved shall be first occupied until a scheme for the provision of crime prevention measures to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the security measures identified by the Lancashire Constabulary's Designing Out Crime Officer in their representations dated 8 October and 19 November 2018 have been incorporated and

shall provide details of the size, siting, number and design of any associated external apparatus (including lighting, CCTV cameras etc.). The development shall thereafter be carried out in full accordance with the duly approved scheme before any of the dwellings are first occupied.

Reason: In order to limit opportunities for crime and disorder, and the fear of crime, in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, the National Planning Policy Framework and Section 17 of the Crime & Disorder Act 1998.

9. Works involving site preparation, deliveries of materials and/or construction (except quiet internal building operations such as plastering and electrical installation) shall only take place between the hours of 08:00 and 18:00 Monday to Friday and between 09:00 and 13:00 on Saturday.

Reason: To safeguard the amenities of occupiers of surrounding residential properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

**Informative notes:**

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Item Number:** 3

<b>Application Reference:</b>	18/0839	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Lanley Homes	<b>Agent :</b>	De Pol Associates
<b>Location:</b>	LAND WEST OF CHURCH ROAD, WEETON WITH PREESE		
<b>Proposal:</b>	ERECTION OF 39 DWELLINGS TOGETHER WITH THE PROVISION OF A PUBLIC CAR PARK AND PUBLIC OPEN SPACE / RECREATION AREA.		

### **Decision**

Full Planning Permission:- The decision to GRANT Planning Permission be delegated to the Head of Planning and Housing subject to the following:

- 1) The receipt of an acceptable site layout and any other revised plans required to address existing officer concerns over the relationship to neighbouring properties and some internal highway aspects.
- 2) The completion of a s106 planning obligation to secure the following (The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority):
  - provision, retention and operational details for 30% of the proposed dwellings to be affordable housing (as defined in Annex 2 of the National Planning Policy Framework 2018) in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032
- 3) A series of Planning Conditions and Reasons which the Head of Planning and Housing considers are appropriate to ensure that the development is undertaken in accordance with the standards required by policy.

**Item Number:** 4

<b>Application Reference:</b>	18/0844	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Aegis Residential Care Homes Ltd	<b>Agent :</b>	Pick Planning
<b>Location:</b>	16 WYNDENE GROVE, FRECKLETON, PRESTON, PR4 1DE		
<b>Proposal:</b>	CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO CHILDREN'S RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN WITH UP TO 4 CARERS		

## 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:

### Approved plans:

- Location Plan - HM Land Registry Plan LA457133
- Proposed Floor Plans - Plan EMP/2

### Supporting Reports:

- Design and Access Statement - EM Pick Planning

Reason: To provide clarity to the permission.

3. That the use of the property hereby approved shall be limited to a care home (Class C2) for no more than 4 young persons (aged 8-16 inclusive) with care provided by not more than 4 carers.

Reason: To provide an appropriate level of control over the nature of the proposed use in the interests of the character of the area and highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to the first use of the property as a care home a plan shall be submitted and approved in writing by the local planning authority to confirm the following improvements to the access and parking arrangements:

- The improvement of the visibility at the access by the removal of all vegetation and other obstructions above 1m in height for a distance of 1m back from the site frontage.
- Provision for the turning of a vehicle on site so that it is possible to enter and leave the site in a forward gear
- Provision for the parking of no less than three vehicles on site
- Provide improvements to the width of the vehicular access to the property

This plan shall be implemented prior to the first use of the property as a care home, and the improvements maintained available at all times thereafter

Reason: To ensure that the property is provided with appropriate visibility and parking / turning arrangements for the intended use as required by Policy GD7 of the Fylde Local Plan to 2032.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 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:** 5

<b>Application Reference:</b>	18/0860	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr MARTIN	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	LAND ADJACENT STANLEY LODGE - FIELD 5562, SALWICK ROAD, TREALES ROSEACRE AND WHARLES		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL STORAGE BUILDING - PART RETROSPECTIVE APPLICATION (RESUBMISSION OF APPLICATION 18/0373)		

**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 - Stanfords Vectormap
- Proposed Site Plan and Elevations - ML/DM/5720, dated 02 November 2018

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

3. Notwithstanding the details shown on the plan submitted with this application (Ref: ML/DM/5709) the lower portion of the building shall be clad in Juniper Green box profile vertical cladding, with the upper portion clad in plain timber 'gale breaker' style vertical boarding.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding countryside in the interests of visual amenity in accordance with the requirements of policies GD4 and GD7 of the adopted Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. Notwithstanding any right available under the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any successor legislation) the building hereby approved shall be utilised for agricultural purposes and / or the storage of equipment associated with the Fylde Vintage & Farm Show (or any successor rural based events) only.

Reason: To retain appropriate control over the use of the building give its isolated rural location in accordance with Policy GD4 of the adopted Fylde Local Plan to 2032.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 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: 6**

<b>Application Reference:</b>	18/0875	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr W Rawkins	<b>Agent :</b>	Stephen Gee
<b>Location:</b>	THE COACH HOUSE, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SH		
<b>Proposal:</b>	SINGLE STOREY EXTENSION TO REAR AND SIDE OF EXISTING DETACHED GARAGE TO CREATE SWIMMING POOL		

#### **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 - supplied by Emapsite, scale 1:1250
- Proposed Plans and Elevations - Dwg no. CR1, dated 29 October 2018

Reason: To provide clarity to the permission.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the submitted application and approved drawings.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of policy GD7 of the adopted Fylde Local Plan to 2032.

4. The extended garage shall be used as a private garage and therapeutic pool associated with the residential occupation of 'The Coach House' only with no private hire, swimming lessons or other such commercial activity undertaken from the building.

Reason: To safeguard the amenities of the neighbourhood.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 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