



Minutes

PLANNING COMMITTEE

Date:	Wednesday, 14 June 2017
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder, Heather Speak.
Officers Present:	Mark Evans, Ian Curtis, Rob Buffam, Lyndsey Lacey-Simone.
Members of the Public:	2 members of the public were in attendance at the meeting.

Public Speaking at the Planning Committee

No members of the public had registered to speak on the individual planning applications listed on the schedule.

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 Declaration of Interest.

2. Confirmation of Minutes

It was RESOLVED: That the minutes of the Planning Committee held on 24 May 2017 be confirmed as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members at the meeting.

Decision Items

4. Planning Committee matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out two planning applications relating to 16/0846 (land North of High Gate and East of Copp Lane, Elswick) and 17/0263 relating to 84 Clifton Street, Lytham.

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. Year- End Performance Exception 2016/17

This information report detailed key performance outcomes for the financial year end 2016/17. The performance was reported against the targets set for the year and a commentary was provided by performance exception.

6. Capital Programme Monitoring Report 2016/17 – Outturn Position 31st March 2017

This information report set out the details of expenditure on schemes within the Council's approved capital programme for the financial year 2016/17.

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Planning Committee Minutes

14 June 2017

Item Number: 1

Application Reference:	16/0846	Type of Application:	Outline Planning Permission
Applicant:	Mr Halliwell	Agent :	JWPC Ltd
Location:	LAND NORTH OF HIGH GATE AND EAST OF, COPP LANE, ELSWICK		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF UP TO 24 NO. DWELLINGS (ACCESS APPLIED FOR AND OTHER MATTERS RESERVED)		

Decision: Application Deferred

The decision on the application was deferred to allow further officer consideration of the status of the hedgerow on the Copp Lane frontage that is proposed for removal to facilitate a safe access and pedestrian connections.

Item Number: 2

Application Reference:	17/0262	Type of Application:	Full Planning Permission
Applicant:	Mr Furnell	Agent :	Firth Associates Ltd
Location:	84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	RE-SUBMISSION OF APPLICATION 16/0731 FOR ERECTION OF GLAZED SINGLE STOREY EXTENSION TO CLIFTON SQUARE ELEVATION INCLUDING BALUSTRADE AROUND AND ALTERATION OF EXISTING WINDOW OPENINGS TO BI-FOLDING DOORS TO ALLOW ACCESS TO EXTENSION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This consent relates to the following details:

Approved plans:

- Location Plan - drawing no. PR-01

- Proposed Ground Floor Layout drawing number PR-02 rev A.
- Proposed First Floor Layout drawing number PR-03 rev A.
- Proposed Second Floor Layout drawing number PR-04 rev A.
- Proposed Roof Layout drawing number PR-05 rev A.
- Proposed Front Elevation drawing number PR-06 rev A.
- Proposed Side Elevation drawing number PR-07 rev A.
- Proposed Rear Elevation drawing number PR-08 rev A.
- Proposed Rear Elevation drawing number PR-09 rev A.
- Proposed Section drawing number PR-10 rev A.

Supporting Information:

- Planning, Design and Access Statement, incorporating Heritage Statement.
- Licensed Bat and Barn Owl Survey (ERAP- Ltd Ref: 2016-318, November 2016).

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

- 3 Prior to commencement of the development hereby approved, details of all construction materials including stone cladding, canopy frame and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

Reason: In the interests of visual amenity, in accordance with Policies TREC02, EP03 and EP04 HL5 of the adopted Fylde Borough Local Plan (October 2005), GD7 and ENV5 of the Submission Version of the Fylde Borough Local Plan 2032.

- 4 Prior to commencement of the development hereby approved, section drawings scaled at 1:50 (or other appropriate scale), illustrating the detailed design of:
1. New windows and their stone surround.
 2. New stone cornice to the parapet wall.
 3. Roof of the extensions.
 4. Glazed balustrade.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity, in accordance with Policy HL5 of the adopted Fylde Borough Local Plan (October 2005) and GD7 of the Submission Version of the Fylde Borough Local Plan 2032.

- 5 Prior to commencement of the development hereby approved, a scheme for construction of the canopy foundation and plinth shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide detail of construction to minimise impact of adjacent trees and the development shall be implemented in accordance with the approved scheme.

Reason: To safeguard trees in vicinity of the proposal, in accordance with Policy EP12 of the adopted Fylde Borough Local Plan and Policies GD7 and ENV1 of the submission version Fylde Local Plan to 2032.

- 6 The area beneath the external canopy hereby approved, shall not be open to customers except between the hours of:

08:00 hours and 22:00 hours on each day

and

There shall be no amplified music or other amplified entertainment performed within the external canopy area.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

- 7 The doors into the canopy area hereby approved that front on to Clifton Square shall remain locked and closed between the hours of 20:00 hours and 08:00 hours on the following day.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

- 8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any legislation that subsequently amends or replaces that Order), the balustrade glazing surrounding the canopy hereby approved shall be retained as clear glazing and shall not be replaced with obscured, etched or frosted glazing without the prior extent permission of the local planning authority.

Reason: In order to ensure that the visual appearance of an open area is retained in the interests of the preservation of the character of the conservation area.