



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 13 February 2019
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Jan Barker, Maxine Chew, Alan Clayton, Michael Cornah, Neil Harvey, Kiran Mulholland, Jayne Nixon, Liz Oades, Sandra Pitman, Ray Thomas.
<b>Officers Present:</b>	Mark Evans, Andrew Stell, Clare Lord, Matthew Taylor, Paul Drinnan, Sharon Wadsworth
<b>Other Councillors Present:</b>	None
<b>Members of the Public:</b>	10 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 23 January 2019 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 23:

Councillor Maxine Chew for Councillor Heather Speak  
Councillor Alan Clayton for Councillor Linda Nulty

### 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.

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

5. Future High Street Fund – Proposed Expression of Interest

Mark Evans, Head of Planning and Housing, presented a report in response to the Ministry of Housing, Communities and Local Government requesting a call for proposals from those local authorities interested in developing bids for funding from the Future High Streets Fund. Mr. Evans explained that the Future High Streets Fund was seeking projects that would deliver the regeneration of town centres through innovative proposals and that the overall objective of the Fund was to renew and reshape town centres and high streets in a way that improved experience, drives growth and ensured future sustainability.

The Local Plan identified there being three separate town centres in the borough, Lytham, St Annes and Kirkham and local authorities could put forward a single, transformative submission covering one high street or town centre in their area. Details of how these bids are to be assessed have yet to be announced.

Paul Drinnan, Head of Regeneration, highlighted that the deadline for Expressions of Interest was 22 March 2019 and that a second round would be confirmed in due course, but would not be open for bids before 2020.

The committee heard that Kirkham Town Council had been working with developers and the business community to develop a bid for Kirkham Town Centre since October 2018 and were confident that they were in a position to work with officers to submit an expression of interest for the fund.

Following a lengthy debate it was suggested that as Kirkham Town Council were already in a position to submit a bid they would therefore be the council's best chance for a successful bid at this moment in time. It was RESOLVED:

1. Kirkham town centre be put forward as a potential bid for the 2019 round of the Future High Streets Fund.
2. That officers be authorised to develop an expression of interest for Kirkham town centre.
3. That officers be authorised to seek partners and opportunities to co-fund the selected project.

Information Items

6. List of Appeals Decided

The Information Report provided details on appeal decisions received between 3/1/19 and 1/2/19.

Councillor Mulholland requested that Andrew Stell, Development Manager, be thanked for his continued support and professionalism in putting the council's case forward at planning appeals.

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# Planning Committee Minutes

## 13 February 2019

Item Number: 1

<b>Application Reference:</b>	18/0872	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Richardson	<b>Agent :</b>	Carter-Zub Building Consultancy LTD
<b>Location:</b>	29 MAINS LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7LJ		
<b>Proposal:</b>	ERECTION OF SEVEN DETACHED DWELLINGS WITH NEW ACCESS ROAD OFF MAINS LANE INCLUDING CREATION OF NEW ACCESS FOR NO. 29 MAINS LANE VIA PROPOSED CUL-DE-SAC		

### 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 titled 'Site Location Plan' Rev P1 dated 29/10/18.

Drawing no. 00-SP-0001 Rev P3 – Proposed site plan.

Drawing no. J746/Access/fig1 Rev C – Access layout.

Drawing no. 165.4.01 – Landscape masterplan.

Drawing no. 164.4.02 – Hardworks layout.

Drawing no. 164.4.03 – Softworks layout.

Drawing no. 00-SP-0004 Rev P2 – Site sections.

Drawing no. 00-SK-0001 Rev P1 – Materials.

Drawing no. P1 EL-0001 Rev P1 – North and south elevations.

Drawing no. P1 EL-0002 Rev P1 – East and west elevations.

Drawing no. P1 GA-0001 Rev P1 – Ground floor plan.

Drawing no. P1 GA-0003 Rev P1 – First floor plan.

Drawing no. P1 GA-0004 Rev P1 – Roof plan.

Drawing no. P2 EL-0001 Rev P1 – North and south elevations.

Drawing no. P2 EL-0002 Rev P1 – East and west elevations.

Drawing no. P2 GA-0001 Rev P1 – Ground floor plan.

Drawing no. P2 GA-0003 – First Floor plan.

Drawing no. P2 GA-0004 Rev P1 – Roof plan.

Drawing no. P3 EL-0001 Rev P1 – North and south elevations.

Drawing no. P3 EL-0002 Rev P1 – East and west elevations.

Drawing no. P3 GA-0001 Rev P1 – Ground floor plan.  
Drawing no. P3 GA-0003 Rev P1 – First Floor plan.  
Drawing no. P3 GA-0004 Rev P1 – Roof plan.

Drawing no. P4 EL-0001 Rev P2 – North and south elevations.  
Drawing no. P4 EL-0002 Rev P2 – East and west elevations.  
Drawing no. P4 GA-0001 Rev P2 – Ground floor plan.  
Drawing no. P4 GA-0003 Rev P2 – First Floor plan.  
Drawing no. P4 GA-0004 Rev P2 – Roof plan.

Drawing no. P5 EL-0001 Rev P1 – North and south elevations.  
Drawing no. P5 EL-0002 Rev P1 – East and west elevations.  
Drawing no. P5 GA-0001 Rev P1 – Ground floor plan.  
Drawing no. P5 GA-0003 Rev P1 – First Floor plan.  
Drawing no. P5 GA-0004 Rev P1 – Roof plan.

Drawing no. P6 EL-001 Rev P1 – North and south elevations.  
Drawing no. P6 EL-002 Rev P1 – East and west elevations.  
Drawing no. P6 GA-0001 Rev P1 – Ground floor plan.  
Drawing no. P6 GA-002 Rev P1 – First Floor plan.  
Drawing no. P6 GA-003 Rev P1 – Roof plan.

Drawing no. P7 EL-0001 Rev P1 – North and south elevations.  
Drawing no. P7 EL-0002 Rev P1 – East and west elevations.  
Drawing no. P7 GA-0001 Rev P1 – Ground floor plan.  
Drawing no. P7 GA-0003 Rev P1 – First Floor plan.  
Drawing no. P7 GA-0004 Rev P1 – Roof plan.

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. No above ground works shall take place until details of the finished ground floor levels for each dwelling and the ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings shall be constructed in accordance with the materials detailed on drawing no. 00-SK-0001 Rev P1.

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 Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local

Planning Authority, the soft landscaping scheme for the site shown on drawing nos. 165.4.01, 164.4.03 and the five sheets labelled "Typologies – Planting" shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plans. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order to ensure that the development assimilates sympathetically into the surrounding landscape, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

6. None of the dwellings hereby approved shall be first occupied until details of the design, materials and finish of boundary treatments for each plot (the height, siting and type of which is shown on drawing no. 00-SP-0001 Rev P3) have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. The car parking and other areas of hard landscaping for each plot shall be constructed and made available for use in accordance with the details shown on drawing nos. 164.4.02, 00-SK-0001 Rev P1 and the two sheets labelled "Typologies – Paving" before the dwelling on each associated plot is first occupied. The duly constructed car parking areas shall be retained as such thereafter for the parking of motor vehicles.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of future occupiers, and to achieve a satisfactory visual appearance in the street scene in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

8. No above ground works shall take place until a scheme for the design and construction of the site access and associated highway improvements between the site and the A585 (the layout of which is shown on drawing no. J746/Access/fig1 Rev C) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
  - a) Final details of how the access and highway improvements interface with the existing alignment of the A585.
  - b) Provision for visibility splays of 4.5 metres x 120 metres in both directions at the junction of the site access with the A585
  - c) Full signing and carriageway marking details.
  - d) Full construction details and specifications.
  - e) Confirmation of compliance with current departmental standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations/departures from standards).
  - f) An independent Stage 1 and Stage 2 Road Safety Audit carried out in accordance with current departmental standards and current advice notes (DMRB Standard GG119).

- g) Confirmation of any arrangements to be put in place for the transfer of ownership of any land not within the ownership or control of Highways England, and that is required for the proposed access and highway improvements, to Highways England.

The site access and associated highway improvements shall be constructed in accordance with the duly approved scheme and shall be fully laid out, surfaced and made available for use before any of the dwellings hereby approved are first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splays in criterion b) shall thereafter be kept free of any obstructions (including buildings, walls, gates, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a safe and suitable means of access to the site for all users and to achieve a satisfactory standard of engineering works within the adopted highway in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 9. No above ground works shall take place until a scheme for the design and construction of the estate road, including associated footways and vehicle turning areas, has been submitted to and approved in writing by the Local Planning Authority. The estate road, associated footways and vehicle turning areas shall be constructed in accordance the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for circulation and manoeuvring in order that vehicles can egress the site onto the A585 in forward gear in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the land falling within the visibility splays of 2 metres x 17 metres in both directions at the junction of the driveways of no. 29 Mains Lane and the dwelling on plot 7 with the new estate road (as shown on drawing no. 00-SP-0001 Rev P3) shall be kept free of any obstructions (including buildings, walls, gates, fences, hedges, trees, shrubs or any other obstruction) over 0.6 metres in height.

Reason: To ensure that adequate visibility is maintained at the junction of these driveways with the estate road due to the lack of footway provision on the north side of the estate road in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 11. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:
  - a) hours of work for site preparation, delivery of materials and construction;
  - b) arrangements for the parking of vehicles for site operatives and visitors;
  - c) details of areas designated for the loading, unloading and storage of plant and materials;
  - d) details of the routing of vehicle traffic carrying plant and materials to and from the site and the times when these vehicle trips will not be made to and from the site;
  - e) details of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
  - f) measures to ensure that construction and delivery vehicles do not impede access

- to adjoining properties; and
- g) measures to control the emission of dust and dirt during construction.

Development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

12. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options in the Planning Practice Guidance, including evidence of an assessment of existing site conditions, and shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Separate systems for the disposal of foul and surface water.
- b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- d) Measures to ensure that the post-development surface water run-off rate will not exceed the pre-development green field run-off rate.
- e) Flood water exceedance routes, both on and off site.
- f) Details of water quality controls, where applicable.
- g) A timetable for implementation, including phasing as applicable.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

13. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 12 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

- a) arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
- b) arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as: (i) on-going inspections relating to performance and asset condition assessments; (ii) operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and (iii) any other arrangements to secure the operation of the surface water drainage scheme

throughout its lifetime.

- c) means of access and easements for maintenance purposes;
- d) A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

14. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (1 March to 31 August, inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season unless and until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

15. None of the dwellings hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures into the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision of bat bricks and/or tubes within the development.
  - (ii) The provision of bat and bird boxes.

The biodiversity enhancement measures shall thereafter be implemented in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

16. The development hereby approved shall be carried out in full accordance with the reasonable avoidance measures for amphibians (including their timetable for implementation) detailed in paragraphs 6.2.1 and 6.2.4 of the document titled "Ecological Appraisal" by Envirotech (report reference 3193, version 2).

Reason: To ensure that adequate measures are put in place as part of the development in order to limit its potential to adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

17. No above ground works shall take place until a scheme for tree and hedgerow protection measures (both above and below ground) to be implemented during the construction period



has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837:2012) to be formed around the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
- b) Details of any excavation to take place within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
- c) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are shown to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and GD7.

18. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
  - human health;
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems; and
  - archaeological sites and ancient monuments.
- (c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 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.

2. **Cadent Gas:**

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588.

3. **Highways:**

Where the applicant would like the internal highway to be adopted they advised to begin early discussions between the Highway Authority's section 38 officers at Lancashire County Council, the Lead Local Flood Authority at Lancashire County Council and United Utilities as advised in the Department of Transport Advice Note "Highway Adoptions" "The adoption of roads into the public highway (1980 Highways Act)", published in April 2017.

Any proposed sustainable drainage systems under the adoptable highway will only be considered acceptable where they are adopted by United Utilities under the powers of the Water Industry Act 1991 or they only retain highway surface water.

The applicant is also advised that the adoptable highway surface water drainage system must not be used for the attenuation or storage of any flood waters from the adoptable United Utility surface water system or any private surface water drainage system etc.

4. **United Utilities:**

A public sewer crosses this site and UU may not permit building over it. UU will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with UU's Developer Engineer at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk) as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Item Number: 2

<b>Application Reference:</b>	18/0929	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Richardson	<b>Agent :</b>	PLANNING PROBLEMS SOLVED
<b>Location:</b>	WEST VIEW FARM, MOORSIDE, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XH		
<b>Proposal:</b>	CHANGE OF USE OF EXISTING AGRICULTURAL BUILDING TO GENERAL INDUSTRIAL USE (CLASS B2) INCLUDING ELEVATIONAL CHANGES TO AMEND EXISTING WINDOWS AND DOORS, INTRODUCTION OF ADDITIONAL WINDOWS AND DOORS, AND PART RENDERING OF BUILDING. FORMATION OF VEHICLE ACCESS TO SIDE OF DWELLING WITH 1.5M HIGH GATE		

## 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 - Drawing NR/JC/WVF/01
- Site Layout as Proposed - Drawing NR/JC/WVF/02
- Extent of Commercial Site Layout as Proposed - Drawing NR/JC/WVF/06
- Internal Uses - Drawing NR/JC/WVF/03
- Proposed Access Arrangements - Drawing NR/JC/WVF/05
- Proposed Plans of Outbuilding - DMH Drawing 2018-1496-04b
- Proposed Elevations of Outbuilding - DMH Drawing 2018-1496-05b

### Supporting Reports:

- Supporting Planning Statement
- Landscaping Statement
- Structural Survey

Reason: To provide clarity to the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or the Town and Country Planning (Use Classes) Order 1987 (as amended) or any equivalent Order(s) following the revocation and re-enactment thereof (with or without modification), the use hereby approved shall be restricted to the metal fabrication, light machining, alloy wheel refurbishment and small-scale general vehicle maintenance / servicing / repairs only. The aforementioned uses shall only be undertaken in the area hatched in purple on the Commercial Use Plan listed in condition 2 of this planning

permission. The remainder of the site shall be utilised for residential purposes and shall not be used for any commercial activity.

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Policy GD4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. The commercial use hereby approved shall only be undertaken by those resident at West View Farm, and their employees only.

Reason: To maintain a link between the operators of the commercial activity at the site and the residential dwelling in order to preserve the amenity of the occupiers of that dwelling given its close proximity to the commercial use and the potential for that use to generate undue noise and other nuisances. This is to ensure compliance with para 180 of the National Planning Policy Framework.

5. Notwithstanding the requirements of condition 3 of this permission, the lawful industrial activities specified in that condition that are to be undertaken outside of the hours of 8.00 to 18.00 shall only be undertaken within the building and with all external doors closed.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the National Planning Policy Framework.

6. That the use of the building hereby approved shall not include use as an MOT testing station, and that there shall be no sale of motor vehicles undertaken from the site.

Reason: To limit the number of vehicle movements to the site and to restrict the use of the building and wider site operations which are compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Policy GD4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

7. That the extent of the physical works authorised by this planning permission shall extend only to the conversion of the stable building as indicated on the elevations and structural report listed in condition 2 of this planning permission.

Reason: To ensure that the building is converted to the use approved rather than be subject to any demolition and rebuilding in the interests of retaining its rural character as required by Policy GD4 of the Fylde Local Plan to 2032.

8. Prior to the commencement of any conversion works to the stable building hereby approved a schedule of the materials to be used in the conversion works including garage doors, personnel doors, window details, any replacement roof treatment, any replacement brick work and the colour & texture of rendered areas shall be submitted to and approved in writing by the Local Planning Authority. Only these approved materials shall be utilised in the conversion works hereby approved.

Reason: To ensure that the development is undertaken on a manner that reflects the character of the building and its location in a rural area as required by Policy GD4 and GD7 of the Fylde Local Plan to 2032.

9. Within three months of the commencement of the use hereby approved the northern

boundary of the site to the rear of the building shall be improved with the erection of a 2m high timber fence and a native species hedge planted as shown on the site plan approved under condition 2 of this planning permission. The native species hedge shall consist of the species indicated in the scheme approved under condition 2 of this planning permission, with the hedge maintained and the fence retained at all times thereafter.

Reason: To provide an appropriate visual screen for the parking areas of the site from the views that available from the north so as to assist in assimilating the development into the rural landscape as required by Policy GD4 and ENV1 of the Fylde Local Plan to 2032.

10. Within three months of the commencement of the use hereby approved the parking, servicing and manoeuvring areas (the layout of which is shown on the approved site layout plan listed in condition 2 of this permission) shall be constructed and marked out in accordance with that approved scheme and shall be retained as such thereafter.

Reason: In order that adequate provision is made for vehicle parking, servicing and manoeuvring, and to ensure appropriate surface treatment of hardstanding areas and that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

11. Notwithstanding any details contained within the application, a scheme for the installation of any additional external lighting on the building(s) and the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. The scheme shall include details of the type of lighting proposed, its intended position, the expected level of illuminance, and the methods to be used to ensure that off-site spillage is minimised.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Policy GD4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

12. In the event that the presence of bats is identified or suspected during works, works must cease and a licensed bat surveyor contacted immediately for advice. Thereafter a Method Statement shall be submitted to and agreed in writing by the Local Planning Authority to ensure that the risk of disturbance to this protected species is minimised. The remaining development shall only be undertaken in accordance with the recommendations in this Method Statement.

Reason: In order not to disturb or deter the occupation by bats as the species is protected by the Wildlife and Countryside Act 1981, and so to comply with Policy ENV2 of the Fylde Local Plan to 2032.

13. Prior to the commencement of development a scheme shall be submitted to and approved in writing by Fylde Borough Council that details the location, design, number and phasing of the implementation of replacement Swallow nesting opportunities at the site. The approved details shall be implemented in full.

Reason: To ensure the maintenance of appropriate level and quality of nesting opportunities for birds within the site in accordance with Policy ENV2 of the Fylde Local Plan to 2032.

14. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during

the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy ENV2 of the Fylde Local Plan to 2032, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

15. Notwithstanding the details on the approved plans, prior to the installation of any gates on either access to Moorside the details of the height, width, design, materials, colour and opening style of these gates shall be submitted to and approved in writing by the local planning authority. Only the approved gates shall be installed thereafter.

Reason: To ensure that this element of the development has an appropriate visual appearance given its prominence from that road, and that the operation ensures that highway safety is maintained. This is to accord with Policy GD7 of the Fylde Local Plan to 2032.

16. Prior to the commencement of the commercial use hereby approved a scheme for the disposal of surface water and any foul or waste water from the area of the site where that use is to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the use commencing and maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water and prevention of pollution in accordance with the requirements of Policy CL1 of the Fylde Local Plan to 2032.

17. Prior to the commencement of the commercial use hereby approved a scheme for containment, and subsequent disposal, of any potential contaminants / pollutants involved as a part of that use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also identify any chemicals, paints or substances involved as a part of the application uses, detailing their safe storage arrangements within the application building and shall be reviewed in the event that additional substances are to be used in the future. The scheme shall be implemented prior to the use commencing and maintained and managed as such thereafter.

Reason: To ensure safe management of substances used in the application processes, the safeguarding of them during their use, and their appropriate disposal after use to assist in the prevention of pollution in accordance with the requirements of Policy CL1 of the Fylde Local Plan to 2032.

#### **Informative notes:**

1. 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.

2. 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
  3. Securing revised plans during the course of the application which have overcome initial problems
  
3. Ecology Informatives
  1. Great Crested Newts - Whilst there is only a low risk of great crested newts being present, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.
  
  2. Bats - Whilst the building to be converted has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

**Item Number: 3**

<b>Application Reference:</b>	18/0945	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	The Manse Nursing Home	<b>Agent :</b>	Richard Ansell Ltd
<b>Location:</b>	THE MANSE NURSING HOME, KIRKGATE, KIRKHAM, PRESTON, PR4 2UJ		
<b>Proposal:</b>	THREE STOREY EXTENSION TO FORM A TWENTY THREE BEDROOM ANNEX TO REAR FOLLOWING DEMOLITION OF 70 MARSDEN STREET WITH WIDENED FOOTPATH TO MARSDEN STREET		

### 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 - Dwg No. Manse01



- Proposed Elevations - Dwg No. Manse05 Rev A, dated April 2017
- Proposed Site/Roof Plan - Dwg No. Manse06 Rev A, dated April 2017
- Proposed Site & OS Data - Dwg No. Manse04 Rev A, dated April 2017
- Proposed Lower Ground Floor Plans - Dwg No. Manse07 Rev A, dated April 2017
- Proposed Ground Floor Plans - Dwg No. Manse08 Rev A, dated April 2017
- Proposed First Floor Plans - Dwg No. Manse09 Rev A, dated April 2017
- Proposed Second Floor Plans - Dwg No. Manse10 Rev A, dated April 2017
- Footpath Layout Plans - Dwg No. Manse 11

Supporting Reports:

- Design and Access Statement produced by Richard Ansell Ltd

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

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 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 and the National Planning Policy Framework.

4. No part of the development hereby approved shall commence until a scheme for improvements to the public footpath shown on the approved Footpath Layout Plan (dwg no. Manse 11 Rev A) has been submitted to, and approved by, the Local Planning Authority. The approved works shall be completed in accordance with this scheme prior to the first use of the extended accommodation hereby approved.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site, and that this highway improvements is appropriately implemented in accordance with Policy INF1 of the Fylde Local Plan to 2032.

5. Prior to the first use of the extension hereby approved, the boundary treatment of the extended site to Marsden Street shall be constructed as a railing in accordance with the detail shown on the approved Proposed Elevations (dwg no. Manse 06 Rev A).

Reason To provide an appropriate boundary to the site in the interests of the character of the area 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