

Development Control Committee



Date	12 October 2005
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) Dr Trevor Fiddler (Vice-Chairman) John Bennett, George Caldwell, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Linda Nulty, Elizabeth Oades, Barbara Pagett, John Prestwich, Albert Pounder, William Thompson, Colin Walton,
Other Councillors	Maxine Chew, Fabian Wilson
Officers	Phil Woodward, Ian Curtis, David Wilkinson, Julie Cary, Mark Evans, Clare Holmes, Lyndsey Lacey, Dave Shepherd

Councillor Barbara Pagett

Councillor John Bennett on behalf of the Committee expressed his grateful thanks to Councillor Pagett for her work and integrity as the former Vice-Chairman of the Committee

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 21 September 2005 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillor Elizabeth Oades for Councillor Heather Speak

Councillor John Prestwich for Councillor Andrea Whittaker

4. Outline application for residential development - land at Nine Acre Nursery, Harbour Lane, Warton

The committee considered the report of Mark Evans (Development Control Manager) concerning the above planning application. He requested members to reconsider a previous resolution to grant planning permission following revisions to the Local Plan.

It was explained that since the committee originally considered the application, the Council had received the local plan Inspector's recommendations to the revised housing chapter of the Fylde Borough Local Plan. As the review of the local plan was taking place under the interim arrangements, the Inspector's recommendations were binding on the Council i.e. the council must accept the Inspector's proposed revisions. The Inspector had made a number of significant revisions to the deposit draft and officers considered it necessary to reconsider this application and review the position of the Council at the pending inquiry.

A copy of the original report letter was circulated with the agenda.

Following consideration of this matter the committee RESOLVED:

1. To note the outcome of the appeal.
2. To authorise officers to contest the forthcoming public inquiry on the grounds that planning permission should be refused as the proposal is contrary to the provisions of Policy HL1 and Policy SP2 of the revised local plan. is contrary to the
3. To invite the Secretary of State to dismiss the appeal.
4. To ask the Unit Business Manager to arrange a meeting between representatives of committee and Government Office for the NorthWest to discuss issues associated with the planning policy process.

(Councillor John Bennett, George Caldwell and Colin Walton requested that their names be recorded as having abstained from voting on this matter)

5. Development control matters

The Committee considered the report of David Wilkinson (Unit Business Manager for the built environment) which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

RESOLVED - To decide the applications as stated in the schedule attached.

At this juncture the Chairman adjourned the meeting and indicated that planning applications nos. 04/0314, 05/0210, 05/0675, 05/0676, 05/0681 and 05/0856 would be determined at the reconvened meeting on 19 October.

Development Control Committee



Date	19 October 2005
Venue	Lowther Pavilion, Lytham (reconvened meeting)
Committee members	Harold Butler (Chairman) Dr Trevor Fiddler (Vice-Chairman) John Bennett, George Caldwell, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Linda Nulty, Barbara Pagett, John Prestwich, Albert Pounder, Heather Speak, William Thompson,
Other Councillors	Eric Bamber, Maxine Chew, Derek Lancaster, Martin Taylor, Hilda Wilson, Ron Wilson
Officers	Phil Woodward, Ian Curtis, David Wilkinson, Tony Donnelly, Clare Holmes, Mark Evans, Lyndsey Lacey, Dave Shepherd, Stephen Tortely

6. Development control matters

The Committee considered the report of David Wilkinson (Unit Business Manager for the built environment) which set out planning applications nos. 04/0314, 05/0210, 05/0675, 05/0676, 05/0681 and 05/0856 together with the late observation schedule that was circulated to all members present at the meeting.

In accordance with the Council's Standing Orders a recorded vote was taken with regard to planning application no 05/0210 relating to the former Guardian site at Ballam Road, Lytham and the voting was as follows:

Minded to approve the application (0 Votes)

Refusal of the application (14 votes)

Councillors Harold Butler (Chairman) Dr Trevor Fiddler (Vice-Chairman) John Bennett, George Caldwell, Kevin Eastham, Richard Fulford Brown, Peter Hardy, Howard Henshaw, Raymond Norsworthy, Linda Nulty, Barbara Pagett, Albert Pounder, Heather Speak, William Thompson,

Abstentions (1 Vote)

Councillor John Prestwich

RESOLVED - To decide the applications as stated in the schedule attached.

(Councillor Kevin Eastham requested that his name be recorded as having voted against refusal of planning application no 05/0675 relating to the former Wareing site, Ribby Road, Wrea Green)

(Councillors John Bennett and Maxine Chew requested that their names be recorded as having voted against refusal of planning application no 05/0856 relating to the proposed primary care centre, Lytham)

Development Control Committee Minutes

12 and 19 October 2005

Item Number: 1

Application Reference: 04/0314		Type of Application:	Outline Planning Permission
Applicant:	KENSINGTON DEVELOPMENTS LTD	Agent :	
Location:	PRESTON ROAD/DOCK ROAD, LYTHAM		
Proposal:	OUTLINE APPLICATION FOR HOUSING DEVELOPMENT COMPRISING 586 NUMBER UNITS (INCLUDING 60% AFFORDABLE) WITH MIX OF 1,2,3 & 4 BED DETACHED, SEMI AND MEWS HOUSES AND APARTMENTS (PRIVATE & SHELTERED)		

Decision

Outline Planning Permission Refused

Conditions and Reasons

- 1 The development of this site at a density in excess of the 30 -50 dwellings per hectare recommended in PPG3 would result in a development of an inappropriate density, which would be out of character with the wider locality. Accordingly the proposal would be contrary to provisions 2 & 3 of Policy HL2 of the Fylde Borough Local Plan.

- 2 The developer has failed to provide sufficient information to allow the local planning authority to assess the impact of the proposed vehicular accesses to the site. As such the local planning authority is unable to assess the impact of the proposal on highway safety and the wider highway network.

- 3 The proposal is contrary to the provisions of Policy TREC 17 of the Fylde Borough Local Plan in that it fails to provide sufficient open space in accordance with the standards laid down in that Policy.

Item Number: 2

Application Reference: 05/0210		Type of Application:	Full Planning Permission
Applicant:	Kensington Developments Ltd	Agent :	
Location:	GUARDIAN, BALLAM RD, LYTHAM, LYTHAM ST ANNES		
Proposal:	PROPOSED NEW OFFICES IN A SIX FLOOR BUILDING AND 180no APARTMENTS (90 extra care and 90 "standard" apartments) IN A 5/6/7 STOREY BUILDING (Residential development at 60% affordable provision).		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposed development is considered to be detrimental to the character and appearance of this part of Lytham in terms of its use of materials and its massing, scale and height in particular in terms of relationship with Alder Grove. The proposal is therefore contrary to the provisions of Policy HL2 of the Fylde Borough Local Plan.
- 2 The proposed development in that it provides for a mixed development of offices/residential is contrary to Policy EMP2 of the Fylde Borough Local Plan in terms of loss of employment use on the site.
- 3 The proposal is contrary to the provisions of Policy TREC 17 of the Fylde Borough Local Plan in that it fails to provide sufficient open space in accordance with the standards laid down in that Policy.
- 4 The provision of a development comprised solely of residential apartments would fail to address the needs for affordable dwellings as identified in the Council's Housing Needs Survey. Accordingly the proposal would be contrary to the provisions of Policy HL1 of the adopted Fylde Borough Local Plan.

Item Number: 3

Application Reference: 05/0675		Type of Application: Full Planning Permission
Applicant:	Kensington Developments Ltd	Agent :
Location:	WAREING, RIBBY ROAD, WREA GREEN, PRESTON	
Proposal:	RESERVED MATTERS FOR RESIDENTIAL DEVELOPMENT OF 38 DWELLINGS COMPRISING OF 18 HOUSES, 12 SHELTERED APARTMENTS AND 8 AFFORDABLE UNITS.	

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The three-storey element of the development proposed is obtrusive and oppressive to properties neighbouring the site and is out of character with the neighbouring conservation area and therefore contrary to Policy EP3 of the Fylde Borough Local Plan.
- 2 The development of this site at a the density proposed in excess of the 30 -50 dwellings per hectare recommended in PPG3 would result in a development of an inappropriate density which would be out of character with this village location. Accordingly the proposal would be contrary to provisions 2 & 3 of Policy HL2 of the Fylde Borough Local Plan.
- 3 The proposal is contrary to the provisions of Policy TREC 17 of the Fylde Borough Local Plan in that it fails to provide sufficient open space in accordance with the standards laid down in that Policy.

Informative notes:

Item Number: 4

Application Reference:	05/0676	Type of Application:	Change of Use
Applicant:	Mr David Armer	Agent :	
Location:	PEPPER HILL FARM, ROSEACRE ROAD, SALWICK, PRESTON		
Proposal:	CHANGE OF USE FROM MILKING PARLOUR AND STOCK REARING YARDS TO LIVERY STABLES AND INDOOR EXERCISE YARD - PART RETROSPECTIVE.		

Decision

Change of Use Granted Subject to completion of Section 106 agreement

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

 This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.
- 2 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

 To ensure a consistency in the use of materials in the interest of visual amenity.
- 3 The occupation of the dwelling house, highlighted in BLUE on the attached plans, shall be limited to a person managing, or employed full time at the livery stables hereby approved, together with the family of such a person residing with him or her (as applicable), and the stables shall not be sold off or sublet as separate enterprise unconnected with the dwelling on site.

 In order to comply with Policy SP13, of the Adopted Local Plan.
- 4 Prior to the first use of the building hereby approved as a livery, the car parking area shown on the approved plan shall be marked out and made available for use. The parking area shall thereafter be retained in its approved form for the duration of the operation of the livery enterprise.

 In the interests of highway safety and to ensure safe vehicular access and egress to the site.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP2, SP13

Joint Lancashire Structure Plan: Policy 5

PPG's/PPS's: PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in rural areas

Item Number: 5

Application Reference: 05/0681		Type of Application:	Conservation Area Consent
Applicant:	Kensington Developments Ltd	Agent :	
Location:	SMITHY COTTAGE, SMITHY FOLD, THE GREEN, WREA GREEN, PRESTON		
Proposal:	CONSERVATION AREA CONSENT FOR DEMOLITION OF COTTAGE FOR RE-DEVELOPMENT		

Decision

Conservation Area Consent Application Deferred

Conditions and Reasons

Deferred to allow the Lancashire County Council Archaeologist to provide further advice.

Item Number: 6

Application Reference: 05/0690		Type of Application:	Change of Use
Applicant:	Mr Foulds	Agent :	A.V.V.F.
Location:	LAND ON SOUTH SIDE OF, FAIRFIELD ROAD, POULTON LE FYLDE, FY6 8L		
Proposal:	CHANGE OF USE FROM FIELD TO FISHING POND AND SMALL STOCK POND WITH ASSOCIATED CAR PARKING FOR 8 CARS.		

Decision

Change of Use Refused

Conditions and Reasons

- The proposed fishing ponds will result in an unacceptable level of vehicular movements along a narrow track with poor visibility, thereby causing an additional threat to other highway users. e.g. pedestrians, cyclists and horse-riders and fails to comply with PPG13 which seeks to

promote more sustainable transport choices and promote accessibility by public transport. Nor does the proposal reduce the need to travel by car.

Item Number: 7

Application Reference: 05/0726		Type of Application: Full Planning Permission	
Applicant:	GLASFORM	Agent :	Mr I Butler
Location:	POINTER HOUSE FARM, FLEETWOOD ROAD, GREENHALGH, KIRKHAM		
Proposal:	PROPOSED NEW FEATURE GATES, ERECTION OF GLASS STRUCTURE, PROPOSED CREATION OF A FISHING LAKE.		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 Vehicular access in respect of the fishing lake hereby approved, shall only be from Grange Road, and not from any other access point.

In the interests of highway safety.

- 3 Prior to the fishing lake hereby approved first becoming operational, details of the car parking area shall be submitted and approved by the Local Planning Authority. The car parking area shall then provided, surfaced and laid out to the satisfaction of the Local Planning Authority. The car park shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for people utilising the fishing lake.

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

- 4 The gates hereby approved shall be inward opening only into the site.

In the interests of highway safety.

- 5 Prior to the erection of the glass sculpture hereby approved, samples of the colour of the glass shall be submitted to and approved by the Local Planning Authority. The glass sculpture shall thereafter be retained in its approved form.

In order to secure a satisfactory standard of development in the interests of visual amenity.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP2, SP8, TREC10

Joint Lancashire Structure Plan: Policy 1

PPG's/PPS's: PPS, PPS7

Item Number: 8

Application Reference: 05/0727		Type of Application: Change of Use
Applicant:	Ms Daphne Abernehy	Agent :
Location:	50 SHACKLETON ROAD, FRECKLETON, PRESTON, PR4 1JR	
Proposal:	CHANGE OF USE TO ALLOW SITING OF CARAVAN TO BE USED AS RETAIL SHOP ON THE DRIVEWAY.	

Decision

Change of Use Granted

Conditions and Reasons

- 1 The caravan hereby approved for use as a food shop shall be removed from the site at the end of a period 1 year from the end of the date of this consent and there shall be carried out any works as may be required for the reinstatement of the land by the Local Planning Authority unless a renewal of permission is obtained.

To enable the Local Planning Authority to retain full control over the nature of the development and to assess any impact on the locality.
- 2 The caravan hereby permitted shall only be used for the sale of convenience food goods and not for any other retail use within Class A1 of the Town & Country Planning (Use Classes Order) (Amendment Order 2005)

Reason; The application has been allowed as an exception to normal policies of restraint of development in rural areas, as the proposal meets an identified need for a convenience shop in this locality.
- 3 The hours of opening of the shop shall be; Monday to Friday 08.30 to 19.30, Saturday 09.00 to 17.00 and Sundays and Bank Holidays 11.00 to 16.00.

Reason: In the interests of the amenities of nearby residential properties.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not

have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 2,3 and SH 15
Joint Lancashire Structure Plan:Policies 5 and 6
PPG's/PPS's: PPS1, PPG 2 and PPS 7

Item Number: 9

Application Reference: 05/0758		Type of Application: Full Planning Permission	
Applicant:	Mr and Mrs Norton	Agent :	Partington and Associates
Location:	93 RIBBY ROAD, WREA GREEN, PRESTON, PR4 2		
Proposal:	FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE, ENTRANCE PORCH AND SINGLE STOREY SIDE EXTENSION. REPLACEMENT OF EXISTING WINDOWS AND RE-TILING OF EXISTING ROOF. DORMER EXTENSION TO EXISTING 2ND FLOOR AND ALTERATION TO EXISTING DORMER.		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of five years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.
- 2 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.
- 3 The proposed window(s) shown coloured GREEN on the approved plan shall be non openable and glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 4 This consent relates to the revised plan[s] received by the Local Planning Authority on the 27th September 2005.

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

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP2, HL4 and HL5
Joint Lancashire Structure Plan: Policy 5
PPG's/PPS's: PPS1, PPS7

Item Number: 10

Application Reference: 05/0803		Type of Application: Full Planning Permission	
Applicant:	Orange PLs Ltd	Agent :	Adam Holmes Associates
Location:	CHURCH/ADJ, ST THOMAS ROAD, ST ANNES, LYTHAM ST ANNES		
Proposal:	INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT, COMPRISING OF 4 ANTENNAS AFFIXED TO EXISTING FLAGPOLE, PLUS SINGLE 0.3M DISH AND EXTERNAL EQUIPMENT HOUSING AND INTERNAL CABLING.		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 5 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 Prior to the erection of the antennas or within 14 days of their erection, the antennas and cabling should be finished in a colour to be agreed in writing and shall thereafter be retained in its approved form, unless otherwise agreed in writing with the Local planning Authority.

The site is a sensitive site given that it is a listed building.

- 3 All the telecommunications equipment shall be completely removed from the site, and the site made good to the satisfaction of the Local Planning Authority, when the equipment is now longer needed for its intended purpose.

The Council would not wish the equipment to be retained any longer than is practically needed.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area, or on the architectural or historic merit of the listed building.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: EP4, CF8

Joint Lancashire Structure Plan:

PPG's/PPS's: PPS1, PPG8, PPG15

Item Number: 11

Application Reference: 05/0807		Type of Application:	Listed Building Consent
Applicant:	Orange Personal Communications Services td	Agent :	Adam Holmes Associates
Location:	CHURCH/ADJ, ST THOMAS ROAD, ST ANNES, LYTHAM ST ANNES		
Proposal:	LISTED BUILDING CONSENT FOR ERECTION OF TELECOMMUNICATIONS EQUIPMENT ON ROOFTOP, AND FLAGPOLE OF ST THOMAS CHURCH.		

Decision

Listed Building Consent Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of 5 years commencing upon the date of this permission, and where applicable should be carried out in strict accordance with the approved plan(s) which accompany the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans to ensure the approved standard of development is achieved.

- 2 Prior to the erection of the antennas or within 14 days of their erection, the antennas and cabling should be finished in a colour to be agreed in writing and shall thereafter be retained in its approved form, unless otherwise agreed in writing with the Local planning Authority.

The site is a sensitive site given that it is a listed building.

- 3 All the telecommunications equipment shall be completely removed from the site, and the site made good to the satisfaction of the Local Planning Authority, when the equipment is now longer needed for its intended purpose.

The Council would not wish the equipment to be retained any longer than is practically needed.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: Policy EP4, CF8

Joint Lancashire Structure Plan:

PPG's/PPS's: PPS1, PPG18, PPG15

Item Number: 12

Application Reference: 05/0809		Type of Application:	Full Planning Permission
Applicant:	Mr and Mrs Griffiths	Agent :	
Location:	21 TARNBRICK AVENUE, FRECKLETON, PRESTON		
Proposal:	DORMER TO FRONT ELEVATION AND REPLACEMENT OF BOUNDARY WALL		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of three years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 The type of cladding to be used on the dormer shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works and shall thereafter be retained unless otherwise agreed.

In the interests of visual amenity

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: HL10

Joint Lancashire Structure Plan:

PPG's/PPS's: PPS1

Item Number: 13

Application Reference: 05/0856		Type of Application:	Full Planning Permission
Applicant:	Fylde Primary Care Trust	Agent :	B + R Partnership
Location:	LAND AT JUNCTION OF BOUNDARY ROAD/, PRESTON ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5		
Proposal:	ERECTION OF PRIMARY CARE CENTRE WITH ASSOCIATED RETAIL PHARMACY AND DENTAL CLINIC.		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposed development is contrary to the provisions of Policy EMP2 of the Fylde Borough Local Plan which allocates the site for commercial and business uses falling within classes B1, B2 or B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.
Furthermore, no justification has been provided by the applicants to demonstrate why the Health

Centre need s to be located on a site which, in the opinion of the local planning authority, is located in an unsustainable location.

Item Number: 14

Application Reference: 05/0859		Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Holmes	Agent :	Mr C Hewitt
Location:	21 RILEY AVENUE, ST ANNES, LYTHAM ST ANNES		
Proposal:	REVISION TO PREVIOUSLY APPROVED APPLICATION 03/907 FOR FIRST FLOOR REAR EXTENSION (RETROSPECTIVE)		

Decision

Full Planning Permission Granted

Conditions and Reasons

- 1 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, no openings or fenestration shall be formed in the side elevation, along the boundary with 19b Riley Avenue without the prior approval of the Local Planning Authority.

To safeguard the amenities of the adjacent residential property.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which comprises of the:

The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP1, HL5
Joint Lancashire Structure Plan: Policy 2
PPG's/PPS's: PPS1: Delivering Sustainable Development