



Minutes

PLANNING COMMITTEE

Date:	Wednesday, 24 May 2017
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Maxine Chew, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Sandra Pitman, Albert Pounder Heather Speak.
Other Members:	Councillor Paul Hayhurst
Officers Present:	Mark Evans, Clare Lord, Andrew Stell, Rob Buffam, Sara Jones, Lyndsey Lacey-Simone.
Other Attendees:	Approx 28 members of the public were present during the course of the day.

Manchester Terror Attack

The Committee observed a minute's silence in memory of the victims of Monday evening's terror attack in Manchester.

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.

Councillor Sandra Pitman declared a personal interest in planning application 16/0846 relating to Land North of High Gate and East of Copp Lane, Elswick.

2. Confirmation of Minutes

It was RESOLVED: That the minutes of the Planning Committee held on 8 May 2017 be confirmed as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Maxine Chew for Councillor Elizabeth Oades.

Councillor Sandra Pitman for Councillor Christine Akeroyd.

Decision Items

4. Planning Committee matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

In referring to the Late Observation Schedule, Mr Evans provided the committee with an update on the five year housing land supply. In doing so, he stated that on 8 May 2017, the Committee adopted a revised housing figure for inclusion in the emerging local plan which is based on the most up to date population and economic forecasts currently available.

Mr Evans further stated that as a result, the annual housing figure to be included in the Fylde Local Plan to 2032 will be 415 dwellings per annum. This figure is still to be considered at Examination, however, as it represents the latest position of the Council, it has been used in the 31 March 2017 update of the 5 year housing land supply. Mr Evans added that this indicates that the Council is able to demonstrate a 4.8 year supply of housing land. A copy of the Housing Land Supply Statement was appended to the Late Observations Report.

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

(Councillor Kiran Mulholland requested that his name be recorded as having voted against refusal of the planning application no 17/0050 relating to 99 Ballam Road, Lytham)

(Councillor Albert Pounder was not in attendance at the meeting during the consideration of planning applications 16/0961, 17/0036, 17/0077, 17/0124 and items 5, 6, 7 and 8 listed on the main agenda)

(Councillor Michael Cornah was not in attendance at the meeting during the consideration of items 6, 7 and 8 listed on the main agenda).

5. Unauthorised Advertising Enforcement

By way of introduction, Mark Evans (Head of Planning and Regeneration) reported that various local councilors had reported some on-going concerns about unauthorised advertising.

Mr Evans advised that advertising is controlled by specific regulations. Traditionally, these regulations are enforced when there is a complaint. This had meant that there is a limited objective overview of advertising enforcement. Mr Evans went on to say that prosecution of advertising offences is resource-intensive and often does not result in a significant sanction.

The report (as circulated) proposed a consultation exercise leading to the development of an action plan to target enforcement to the areas or types of advert that are regarded as most problematical. It also recommended that the council use alternatives to prosecution such as direct action and community protection notices with fixed penalties as more effective alternatives to prosecution.

Following consideration of this matter it was RESOLVED:

1. To consult local people and businesses about what the council should do about unauthorised advertising, including the matters summarised in paragraph 17 of the report.
2. To report the results of the consultation to a future meeting of the committee.
3. Where appropriate, use direct action powers under the Town and Country Planning Act 1990 or community protection notices under the Anti-Social Behaviour Crime and Policing Act 2014 to deal with unauthorised advertising where informal engagement has proved impractical or ineffective.

6. Saint Anne's on the Sea Neighbourhood Development Plan – Decision to Make Plan

Sara Jones (Planning Policy Officer) reported that following the recent Referendum result (90% of residents voted 'Yes' to using the Saint Anne's on The Sea Neighbourhood Plan to help decide planning applications in the neighbourhood area) the Local Planning Authority (LPA), should within 8 weeks of a positive referendum 'make' the said Plan.

Ms Jones advised that once 'made', the Saint Anne's on The Sea Neighbourhood Development Plan (the Plan) will then form part of the Development Plan, meaning it will be a material consideration when considering development proposals.

The Committee RESOLVED to 'make' the Saint Anne's on The Sea Neighbourhood Development Plan and bring it into force as part of the Development Plan for Fylde.

7. Bryning with Warton Neighbourhood Development Plan – Decision to Make Plan

Sara Jones (Planning Policy Officer) reported that following the recent Referendum result (90% of residents voted 'Yes' to using the Bryning with Warton Neighbourhood Plan to help decide planning applications in the neighbourhood area), the Local Planning Authority (LPA), should within 8 weeks of a positive referendum 'make' the said Plan.

Ms Jones advised that once 'made', the Bryning with Warton Neighbourhood Development Plan (the Plan) will then form part of the Development Plan, meaning it will be a material consideration when considering development proposals.

The committee RESOLVED to 'make' the Bryning with Warton Neighbourhood Development Plan and bring it into force as part of the Development Plan for Fylde.

Information Items

8. List of Appeals Decided

This information report provided details of appeal decision letters received between 06/04/17 and 12/05/2017.

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Planning Committee Minutes

24 May 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

- 1 The determination of the application was deferred to allow a committee site visit to view this site and others around Elswick village prior to its consideration.

Item Number: 2

Application Reference:	16/0961	Type of Application:	Full Planning Permission
Applicant:	Mr Smithson	Agent :	Keystone Design Associates Ltd
Location:	RIVERSIDE, POOL FOOT LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LY		
Proposal:	ONE NEW RESIDENTIAL DWELLING		

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 - Dwg no. A016/195/S/02 Rev C

- Existing Site Plan - Dwg no. A016/195/S/01 Rev B
- Proposed Site Plan - Dwg no. A016/195/P/01 Rev D
- Elevations & Basic Sections - Dwg no. A016/195/P/03 Rev B
- Proposed Landscaping - Dwg no. A016/195/P/04 Rev C
- Concept Floor Plans - Dwg no. A016/195/P/02 Rev M
- External Drainage Layout - Dwg no. A016/195/P/05 Rev B

Supporting Reports:

- Ecological Appraisal - Produced by Envirotech
- Arboricultural Appraisal - Produced by Bowland Tree Consultancy Ltd

Reason: To provide clarity to the permission.

3. That prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwelling shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwelling and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development

4. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G of the Town and Country Planning General Permitted Development (England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage[s] relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Chimneys
H	Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

5. Should any protected species be found during construction works all site works shall cease and further ecological advice shall be sought from a suitably qualified person and a detailed method statement and programme of mitigation measures submitted to and agreed in writing with the Local Planning Authority. Thereafter those agreed measures shall be implemented.

Reason: To minimise the risk of harm to protected species In accordance with Policy EP19 of Fylde Borough Local Plan, as altered (October 2005) and The Conservation of Habitats and Species Regulations 2010 (as amended). The Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities Act 2006.

6. The first floor bedroom windows shown on the east facing side elevation of the dwelling house hereby approved 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) and 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 window shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

7. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. A016/195/P/04 Rev C shall be carried out during the first planting 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 plan. 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 the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP14 and EP9, and the National Planning Policy Framework.

8. No development shall take place until a Construction Exclusion Zone has been formed around those trees located along the western boundary of the site. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be installed 7 metres distant from the tree trunks. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to these areas of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP12 and EP14.

9. That prior to the first occupation of the dwelling hereby approved the extent of the curtilage to the northern and eastern boundaries of the site as indicated on the Proposed Site Plan drawing A026/195/P01 Rev D shall be formed on site with the erection of a 1m high post and rail fence or other boundary treatment previously submitted to and agreed in writing by the Local Planning Authority. This boundary shall thereafter be retained to define the extent of the domestic curtilage.

Reason: To appropriately define the domestic curtilage to the property and so ensure that the scale of development in the countryside is minimised in accordance with Policy SP2 of the Fylde Borough Local Plan and Policy GD4 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 186 and 187 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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	16/1007	Type of Application:	Outline Planning Permission
Applicant:	Mr HOLLINGWORTH	Agent :	John Rowe Architecture
Location:	LAND ADJ TO 15 GRANGE ROAD, ELSWICK, PRESTON, PR4 3UA		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF TWO DWELLINGS (ALL MATTERS RESERVED)		

Decision

Outline Planning Permission: - Refused

Reasons

1. The proposed development is located beyond the current westward extent of residential development associated with Elswick village, and would extend the existing ribbon of built form of the village beyond its current and historic extent to the detriment of the rural character of the landscape and visual amenity of the wider countryside, and the setting it provides to the village. As such the proposed development fails to adequately address the environmental role of sustainable development set out in the National Planning Policy Framework. The proposal is therefore contrary to Policies HL2, EP10, and EP11 of the Fylde Borough Local Plan, (October 2005), Policies GD7 and ENV1 of the Fylde Local Plan to 2032 (Submission Version) and paragraph 17, as well as those provisions which seek to promote sustainable development, of the National Planning Policy Framework.
2. The application proposes the residential development of an area of greenfield agricultural land that lacks any clear and defensible boundaries to the wider agricultural land of which it forms a part. The grant of a residential planning permission in such circumstances would appear to establish a precedent that would make other proposals elsewhere in the rural areas of the borough more difficult to resist, and so would likely increase the overall visual harm to the rural landscape of the borough contrary to guidance in para 58 and the Plan Making section of the NPPF.

Informative notes:

- . The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the

development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

2. For the avoidance of doubt, this decision relates to the following plans:

- Drawing LP01 - Location Plan; and,
- Drawing SP02 - Site Plan.

Item Number: 4

Application Reference:	16/1038	Type of Application:	Outline Planning Permission
Applicant:	Mr Hollingworth	Agent :	John Rowe Architecture
Location:	LAND WEST OF WEST VIEW, WEST VIEW, ELSWICK, PRESTON, PR4 3UA		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF UP TO 9 DWELLINGS (ALL MATTERS RESERVED)		

Decision

Outline Planning Permission: - Refused

Reasons

1. The proposed residential development of this prominent countryside site located to the west of Elswick would detract from the form and character of this part of the village which forms a critically sensitive transitional location on a key approach to the centre of the village where the character of the open countryside predominates. As such proposed development fails to adequately address the environmental role of sustainable development set out in the National Planning Policy Framework. On this basis the proposal is contrary to criteria 2 of Policy HL2, EP10 and EP11 of the Fylde Borough Local Plan (October 2005), GD7 and ENV1 of the Submission Version Fylde Council Local Plan to 2032 and paragraph 17, as well as those provisions which seek to promote sustainable development, of the National Planning Policy Framework.
2. Given the scale of the development proposed in this application and its association by ownership with an adjoining site that is subject to a residential development proposal, the development is of a scale that should make contributions towards the delivery of affordable housing and public open space.

The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements of policies TREC17 of the Fylde Borough Local Plan (October 2005), Policies H4 and ENV4 of the Submission Version 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 paragraphs 186 and 187 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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 5

Application Reference: 17/0036		Type of Application: Full Planning Permission	
Applicant:	Progress Business Park	Agent :	Lea Hough Chartered Surveyors
Location:	UNITS 9, 10, 10A, 11 AND 11A PROGRESS BUSINESS PARK, ORDERS LANE, KIRKHAM, PRESTON, PR4 2TZ		
Proposal:	REORGANISATION OF USES WITHIN PREMISES TO ALLOW FOR RELOCATION AND EXPANSION OF GYM FROM UNIT 11 TO UNITS 10 AND 10A, RELOCATION AND EXPANSION OF BEAUTY/HAIRDRESSING FROM UNIT 11 TO PART OF UNIT 9, AND RE-INTRODUCTION OF OFFICE USE TO UNIT 11 TOGETHER WITH EXTERNAL ALTERATIONS TO THE UNITS TO FACILITATE THE USES - PART RETROSPECTIVE APPLICATION.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

Approved plans:

- Location Plan - drawing no. BS.16-058(A)-01
- Proposed floor plan - drawing no. BS.16-058(A)-03 REV. B
- Proposed elevation plan - drawing no. BS.16-058(A)04
- Proposed Site Plan - drawing no. BS.16-058(A)-07 Rev A

Supporting Reports:

- Design and Access Statement (Rev A) - Lea Hough Chartered Surveyors

Reason: To provide clarity to the permission.

2. That the areas indicated as being for the respective office, gym, cafe, and beauty salon uses

hereby approved shall be limited to those areas indicated on the site plan approved as condition 1 only.

Reason: To retain an appropriate control over the extent and location of the uses in the interests of the appropriate control of operations within this designated employment site and to ensure that there is no undue impact on the vitality of Kirkham Town Centre.

3. That the hours of operation of the cafe and beauty elements hereby approved shall be limited to between 07:00 and 18:00 hours on any day.

Reason: To provide an appropriate control over the hours of operation of this aspect of the development to ensure it is linked to the operation of the adjacent office use and so does not impact unduly on the operation of other such facilities located in Kirkham Town Centre.

4. That the hours of operation of the gym element hereby approved shall be limited to between 0700 and 20:00 hours on any day.

Reason: To provide an appropriate control over the hours of operation of this aspect of the development in the interests of residential amenity.

5. That prior to the first use of the space vacated by the relocation of the gym and beauty salon from Unit 11 (as identified on plan BS 16-058(A)/03 Rev B) the car parking spaces indicated on plan BS.16-058(A)-07 Rev A shall all be made available for the use of the occupiers of units 9, 10b, 10a, 11a, 11, 27a, 27, 14, 14a, 28, 28a, 29, 29a and 30. These spaces shall remain available for the occupiers of these units unless an alternative parking strategy to provide for the parking arrangements of these units is agreed in writing with the Local Planning Authority, with those spaces then to be provided and remain available.

Reason: To provide an appropriate level of parking for the office units that benefit from the reorganisation which is the subject of this application in the interests of highway safety within and around the Business Park and the amenity of neighbouring residents.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 6

Application Reference:	17/0050	Type of Application:	Full Planning Permission
Applicant:	Purcell Developments	Agent :	
Location:	99 BALLAM ROAD, LYTHAM ST ANNES, FY8 4LF		
Proposal:	ERECTION OF A THREE STOREY APARTMENT BUILDING CONTAINING EIGHT APARTMENTS WITH ASSOCIATED CAR PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING DWELLING		

Decision

Full Planning Permission: - Refused

Reasons

1. The existing dwelling 'Green ridges' is a 1935 Art Deco designed dwelling unique to this area of Lytham. The dwelling retains its distinctive Art Deco exterior and has significant aesthetic value as an example of Art Deco domestic design. The dwelling therefore exhibits architectural and historical interest which contributes positively to and enriches the suburban visual character of this area. As such it is considered to constitute a 'non-designated heritage asset'. The proposed development would result in the loss of this asset and this is considered to cause such harm that it outweighs the benefits of the additional housing supply and as such conflicts with guidance in paragraphs 126, 131 and 135 of the NPPF.
2. The proposed apartment block would, by virtue of its design, scale and height, result in a visually intrusive development that would dominate its surroundings and neighbouring properties and would not respect the pattern of development established by the majority of neighbouring dwellings which contribute positively to the character of the area. The proposed massing and design of the building, together with the reduction in open space between the proposed apartment block and neighbouring dwellings will cause such a level of harm to the character of the area that it is contrary to criteria 2 of Policy HL2 of the Fylde Borough Local Plan, as altered October 2005, criteria c, g, h and j of Policy GD7 of the Submission Version of the Fylde Local Plan to 2032 and paragraphs 17, 57, 58, 64 and 65 of the NPPF. This harm is such that it outweighs the benefits that the scheme brings in housing supply terms.
3. The proposed apartment block in contrast to the existing dwelling would by reason of its increased height, its positioning nearer to the western boundary and the intensification of residential use at the site together with the number of habitable rooms, balconies and roof terrace in its rear (west) elevation would create an unduly overbearing and oppressive impact on neighbouring properties, in particular 1 Lilac Avenue. The development would also create a level of overlooking of neighbouring gardens and properties that would harm residential amenity. This impact is to a degree that is contrary to criteria 4 of Policy HL2 of the Fylde Borough Local Plan, as altered October 2005 and criteria b of Policy GD7 of the Submission Version of the Fylde Local Plan to 2032.

Item Number: 7

Application Reference:	17/0077	Type of Application:	Full Planning Permission
Applicant:	Mr Jaf	Agent :	
Location:	FYLDE MOTOR SPARES, 13-15 PRESTON STREET, KIRKHAM, PRESTON, PR4 2YA		
Proposal:	PROPOSED HAND CAR WASH		

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. 411-DWG-01
- Proposed Site Plan - Dwg no. 411-DWG-03

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

3. The car wash use hereby approved shall not include the use of powered jet washers or similar equipment unless previously agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of neighbouring properties

4. Prior to the commencement of the development hereby approved a drainage scheme for the waste water/run-off from the car wash shall be implemented that ensures that any water from the car wash area drains to a foul sewer or sealed system. This drainage scheme shall be retained and maintained throughout the lifetime of the car wash.

Reason: To reduce the risk of pollution to the water environment in accordance with Policy EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the NPPF.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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

2. Discharges from yard storage areas, vehicle washing areas, loading and unloading areas and any other areas likely to be contaminated by spillage should be connected to the foul sewer. They may be regarded as trade effluents and may require the formal consent of United Utilities.

If this proposal results in a trade effluent discharge to a public sewer, the applicant will need Trade Effluent Consent to discharge to the Public Sewer. The applicant must discuss this with our Regulatory Controller, please email TEQUERY@uuplc.co.uk to determine whether consent is required.

3. Depending on the peak flow rate required, the water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

Item Number: 8

Application Reference:	17/0124	Type of Application:	Change of Use
Applicant:	Mr England	Agent :	Alan Jones Chartered Surveyors
Location:	MOSS SIDE FARM, LYTHAM ROAD, WESTBY WITH PLUMPTONS, LYTHAM ST ANNES, FY8 4NB		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AGRICULTURAL LAND FOR THE PURPOSE OF SITING STORAGE CONTAINERS		

Decision

Change of Use: - Granted

Conditions and Reasons

1. This permission relates to the revised plan received by the Local Planning Authority on the 20 April 2017 referenced as;

- Dwg. No. B15-1559.01 Revision A

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the containers hereby approved shall be used for Class B8 Storage purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose.

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 Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

3. Within three months of the date of this decision, details of advance or screen planting shall be submitted to and approved in writing by the Local Planning Authority. This screen planting shall utilise appropriate native species and shall be located and designed to mitigate the impact of the site in views from the railway line to the east and the open countryside to the south.

Implementation of the agreed planting shall be carried out in accordance with an implementation timetable to form part of the submitted scheme, and shall be maintained to encourage its establishment for a minimum of five years. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced as soon as is reasonably practicable.

Reason: To soften the appearance of the site to ensure an appropriate standard of visual amenity in the local area in accordance with Policy EP14 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions; and,
 2. Securing amendments during the course of the application which have overcome initial concerns.