

## Development Control Committee



Date	23 November 2005
Venue	Lowther Pavilion, Lytham
Committee members	Harold Butler (Chairman) John Bennett (Vice-Chairman)  George Caldwell, Maxine Chew, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Barbara Pagett, Albert Pounder, Heather Speak, William Thompson, Andrea Whittaker
Other Councillors	Paul Hayhurst
Officers	David Wilkinson, Julie Cary, Clare Holmes, Lyndsey Lacey

### Vice-Chairman

Councillor John Bennett was appointed Vice-Chairman for the purposes of the meeting.

#### 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 2 November 2005 as a correct record for signature by the chairman.

#### 3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Maxine Chew for Councillor Linda Nulty

4. 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.

5. Mr David Wilkinson

The Chairman, on behalf of the committee expressed his thanks and appreciation to Mr David Wilkinson (Unit Business Manager for the Built Environment) for his services to the committee and council over the years. He wished Mr Wilkinson a very happy and healthy future.

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# Development Control Committee Minutes

## 23 November 2005

### Item Number: 1

<b>Application Reference:</b>	05/0541	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Kensington Developments Ltd	<b>Agent :</b>	
<b>Location:</b>	LYTHAM QUAYS, DOCK ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5A		
<b>Proposal:</b>	OUTLINE PLANNING APPLICATION FOR MIXED DEVELOPMENT INCLUDING: CINEMA COMPLEX, LEISURE AND RETAIL OUTLETS, INDUSTRIAL UNITS, EDUCATION FACILITIES AND 2,734 MIXED 1 AND 2 BEDROOM APARTMENTS. SITE AREA 28.902 HECTARES		

### Decision

Withdrawn by Applicant

### Item Number: 2

<b>Application Reference:</b>	05/0542	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Kensington Developments Ltd	<b>Agent :</b>	
<b>Location:</b>	LYTHAM QUAYS, DOCK ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5A		
<b>Proposal:</b>	FULL PLANNING APPLICATION FOR MIXED DEVELOPMENT INCLUDING: CINEMA COMPLEX, LEISURE AND RETAIL OUTLETS, CANALS, ICE RINK AND 975 MIXED 1 AND 2 BEDROOM APARTMENTS. SITE AREA 10.13 HECTARES - PHASE ONE.		

### Decision

Withdrawn by Applicant

### Item Number: 3

<b>Application Reference:</b>	05/0795	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr K Ball	<b>Agent :</b>	Croft Goode Partnership
<b>Location:</b>	GORST FARM, LODGE LANE, ELSWICK, PRESTON		
<b>Proposal:</b>	CHANGE OF USE FROM REDUNDANT AGRICULTURAL BUILDING TO WOOD FUELLED RENEWABLE ENERGY PLANT.		

**Decision**

Application Deferred

**Reason**

Deferred to allow public representations to be made to Committee.

**Item Number: 4**

<b>Application Reference:</b> 05/0873		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr C Gornall	<b>Agent :</b>	PGB Architectural Services Ltd
<b>Location:</b>	CHAPEL FARM, COPP LANE, ELSWICK, PRESTON		
<b>Proposal:</b>	PROPOSED BUSINESS UNIT ON SITE OF DEMOLISHED LISTED CRUCK FRAMED BUILDING		

**Decision**

Full Planning Permission Refused

**Reason**

- 1 The applicant has failed to demonstrate that the listed building in its current condition is beyond economic repair/use, that adequate efforts have been made to retain the building in an appropriate use and that the merits of this current proposal for the site would bring substantial benefits for the community which would outweigh the loss of the listed building. As such the application fails to comply with the requirements of Policy EP5 of the Fylde Borough Local Plan, Policy 21 of the Joint Lancashire Structure Plan and PPG15.

**Item Number: 5**

<b>Application Reference:</b> 05/0874		<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Mr C Gornall	<b>Agent :</b>	PGB Architectural Services Ltd
<b>Location:</b>	CHAPEL FARM, COPP LANE, ELSWICK, PRESTON		
<b>Proposal:</b>	LISTED BUILDING CONSENT TO DEMOLISH CRUCK FRAMED BUILDING		

**Decision**

Listed Building Consent Refused

**Conditions and Reasons**

- 1 The applicant has failed to demonstrate that the building in its current condition is beyond economic repair/use, that adequate efforts have been made to retain the building

in an appropriate use and that the merits of alternative proposals for the site would bring substantial benefits for the community which would outweigh the loss of the listed building. As such the application fails to comply with the requirements of Policy EP5 of the Fylde Borough Local Plan, Policy 21 of the Joint Lancashire Structure Plan and PPG15.

**Item Number: 6**

<b>Application Reference:</b>	05/0935	<b>Type of Application:</b>	Modification of Condition
<b>Applicant:</b>	Mr Gordon Briggs	<b>Agent :</b>	Mr Gordon Briggs
<b>Location:</b>	HANGAR 8, SQUIRES GATE AIRPORT, ST ANNES, LYTHAM ST ANNES		
<b>Proposal:</b>	MODIFICATION OF CONDITION 2 AND 3 ON APPLICATION 03/912 TO ALLOW THE RETENTION OF THE BLUE CLADDING AND BALCONY SCREEN		

**Decision**

Modification of Condition Granted

**Conditions and Reasons**

- 1 Details of a screen to be erected along the western edge of the proposed balcony shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, finish and colour, and shall be installed to the reasonable satisfaction of the Local Planning Authority within 28 days of the date of this decision and shall be retained thereafter in its approved form unless the express consent of the Local Planning Authority has first been obtained.  
  
In order to prevent overlooking of adjacent property, in the interests of residential amenity.
- 2 Prior to the first occupation of the hangar, the office window openings and frames shall be removed from the western elevation of the building. The window openings shall be blocked by cladding material to match in colour and texture that used elsewhere on the building and shall be retained in its approved form thereafter.

**Item Number: 7**

<b>Application Reference:</b>	05/0936	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	D Dempster	<b>Agent :</b>	CFM Consultants Ltd
<b>Location:</b>	NEWTON GRANGE FARM, GRANGE LANE, NEWTON, PRESTON		
<b>Proposal:</b>	OUTLINE APPLICATION FOR ERECTION OF SINGLE STOREY DWELLING.		

## Decision

Full Planning Permission Refused

## Conditions and Reasons

- 1 The proposal is contrary to the provisions of Policy SP2 of the Council's adopted Fylde Borough Local Plan which requires that development within countryside areas shall be essentially required for the purposes of agriculture, horticulture or forestry or other use appropriate to a rural area. In this case no such justification has been proven to the satisfaction of the Local Planning Authority and if allowed then this would establish an unwarranted precedent for the erection of further development without a proven need which the Local Planning Authority would find difficult to resist which, upon a cumulative basis, would be detrimental to the character and quality of the open countryside in Fylde Borough.
- 2 The applicant has failed to demonstrate that the additional unit of accommodation is necessary having regard to the housing requirement contained in the Adopted Joint Lancashire Structure Plan, the existing level of committed planning permissions for housing and the availability of previously developed sites within the Borough to accommodate residential development. Accordingly the proposal is contrary to the provisions of Planning Policy Guidance Note 3: Housing and the Adopted Joint Lancashire Structure Plan (2001 - 2016).
- 3 The development would prejudice the housing strategy for the North West of England as contained in policies UR7 and UR8 of RPG13 (Regional Planning Guidance for the North West). In particular, if approved, the proposal would exacerbate an existing situation of potential over-supply of dwellings in the Borough, which would prejudice the ability of the Council to plan, monitor and manage the release of land for housing development at the appropriate annualised rate.
- 4 The development would prejudice the housing strategy for Lancashire and Fylde Borough as contained in Policy 12 of the Adopted Joint Lancashire Structure Plan 2001 - 2016, in particular, if approved the proposal would exacerbate an existing situation of potential over-supply of dwellings in the Borough, which would prejudice the ability of the Council to plan, monitor and manage the release of land for housing development at the appropriate annualised rate.

**Item Number:** 8

<b>Application Reference:</b> 05/0953		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Travis Perkins Plc	<b>Agent :</b>	Davlyn Properties Ltd
<b>Location:</b>	HENTHORNES, ORDERS LANE, KIRKHAM, PRESTON, PR4 2T		
<b>Proposal:</b>	DEMOLITION OF EXISTING SALES BUILDING / WAREHOUSE BUILDING AND FORMATION OF NEW SALES BUILDING AND SEPERATE WAREHOUSE BUILDING.		

## Decision

Full Planning Permission Application Deferred

## Conditions and Reasons

Deferred for Committee site visit

**Item Number:** 9

<b>Application Reference:</b> 05/0967		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Mr and Mrs Broomhead	<b>Agent :</b>	S Tortely
<b>Location:</b>	BROADACRES, BALLAM RD, BALLAM, LYTHAM ST ANNES, FY8 4		
<b>Proposal:</b>	PROPOSED REPLACEMENT DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING AND GARAGE.		

## 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 Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

- 3 Before the development hereby permitted is commenced measures shall be agreed with the Local Planning Authority for the safeguarding and protection of existing trees from damage by development works, storage of materials and operation of machinery. The area within which trees are growing shall be adequately fenced off with chestnut paling or other similar fencing to the satisfaction of the Local Planning Authority before any development is commenced, or material brought into the site. No vehicles shall pass into this area, no materials shall be stored there, no waste shall be tipped or allowed to run into the area, no fires shall be lit and no physical damage to bark or branches shall be allowed. Any pruning or other treatment to trees shall be competently carried out only after agreement with the Local Planning Authority.

To safeguard the visual amenities of the neighborhood.

- 4 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the overall quality of the finished development.

- 5 Notwithstanding the details shown on the approved plan, no trees or hedges at all shall be removed from the site, without the prior written approval of the Local Planning Authority.

In the interests of visual amenity, given its location in the countryside area.

### **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 SP2 : Development in Countryside Areas

Policy HL1 : Residential Development

Policy HL4 : Replacement dwellings and extensions in rural areas

Joint Lancashire Structure Plan:

Policy 5 : Development in Rural Areas

PPG's/PPS's:

PPS1: Delivering Sustainable Development

PPS7 : Sustainable Development in Rural Areas