

MINUTES

Planning Committee

Date:	Wednesday, 3 March 2021
Venue:	Remote Meeting Via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Alan Clayton, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Other Members Present:	Councillor Matthew Lee
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Matthew Taylor, Clare Lord, Charlie Richards, Lyndsey Lacey-Simone.
Members of the Public:	7 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

There were no registered speakers.

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 3 February 2021 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Alan Clayton for Councillor Liz Oades.

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 prior to the meeting.

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

5. Fylde Council Tree Preservation Order 2020/0006: Lund, Vicarage Lane, Newton with Scales, Preston, PR4 3RX

The Chairman invited Mark Evans (Head of Planning and Housing) to present the report. In doing so, he sought the approval of the Committee to confirm Fylde Council Tree Preservation Order 2020/0006: relating to Lund, Vicarage Lane, Newton with Scales, Preston, PR4 3RX so that it becomes permanently effective. Details with regard to this matter were set out in the report.

In his presentation, Mr Evans referred to some erroneous wording in paragraph in 5.6 of the report in that it was recommended that the order be confirmed without modification.

Following consideration of this matter, it was RESOLVED: That the committee confirms Fylde Council Tree Preservation Order Preservation Order 2020/0006: relating to Lund, Vicarage Lane, Newton with Scales, Preston so that it becomes permanently effective.

Information Items

6. List of Appeals Decided

There were no appeal decisions received between 22 January and 19 February 2021.

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Planning Committee Minutes

03 March 2021

Item Number: 1

Application Reference:	19/0318	Type of Application:	Full Planning Permission
Applicant:	Pure Leisure Group	Agent :	De Pol Associates
Location:	LAND NORTH OF GARSTANG ROAD AT JUNCTION WITH WINDY HARBOUR ROAD, POOL FOOT LANE, SINGLETON		
Proposal:	MIXED USE TOURISM & LEISURE DEVELOPMENT INVOLVING A 9-HOLE GOLF COURSE, SITING OF 495 HOLIDAY LODGES, ERECTION OF 4 STOREY HOTEL BUILDING PROVIDING 102 BEDROOMS, ERECTION OF TWO STOREY BUILDING PROVIDING POOL AND LEISURE FACILITIES, GREEN-KEEPER BUILDINGS, AND ASSOCIATED OPEN SPACE / BIODIVERSITY AREA		

Decision

Full Planning Permission: The decision to GRANT Planning Permission be delegated to the Head of Planning and Housing, with that decision being subject to a consultation on the outstanding matters listed below with the Chairman and Vice-Chairman of Committee in advance of the decision on the application being finalised. Should that consultation reveal that officers or members are not satisfied with the progress on the outstanding matters, then the application will be placed before the Planning Committee for further consideration.

1. The submission and consideration of an impact assessment relating to the proposed siting of the leisure facility and hotel within the development and their potential impact on neighbouring town centres, and consideration of whether a referral to the Secretary of State to consider this aspect further is required.
2. The consideration of visual impacts of the development with particular regard to:
 - a. The desirability of a more organic layout to elements of the holiday lodge layout (which may necessitate a reduction in the total number of lodges proposed)
 - b. The proximity and landscaping arrangements for holiday lodges that are located adjacent to Pool Foot Lane
 - c. The design, scale and layout of the hotel and leisure building and their car parks and associated landscaping areas
3. The submission and consideration of a phasing scheme for the development to ensure that the environmental improvements, landscaping and supporting developments are brought forward in a properly phased development alongside the leisure developments and holiday lodges.
4. The further consideration of the ecological implications of the development including the adoption of a Habitats Regulation Assessment by Fylde Council and the drafting of any conditions or other measures necessary to ensure there are no ecological harms resultant from the development.
5. The submission of additional information regarding the supply of water to facilitate the maintenance of the golf course and wider landscaping areas of the site, consultation on this information with relevant consultees, and consideration of the position.
6. The submission of further information regarding the potential for the development of the site to impact on contaminated material that may be on site, and so that it could contaminate controlled water, the consideration of any information that is provided including liaison with the Environment Agency and other consultees as necessary, and the agreement of any remediation strategy to minimise the risks of any contamination causing a risk to human health or the water environment.
7. Consideration of the safety implications of the use of holes 1 and 2 of the golf course given the

suggestion by Highways England that fencing may be required in this location and the visual impact of any fencing should it be considered necessary.

8. Further discussion with the local highway authority regarding their suggestion that the development provide funding to enhance the public right of way that connects Pool Foot Lane with Singleton village.
9. The completion of a Section 106 agreement as set out below.
10. The imposition of a suite of planning conditions and reasons that are appropriate and necessary to make the development acceptable.

The S106 agreement is to secure all of the following:

- The payment of a travel plan contribution of £6,000 to Lancashire County Council and the phasing of the payment of that contribution,
- The payment of a contribution to enhance the usability of the public right of way contribution between Pool Foot Lane and Singleton village to increase the attractiveness of this route for accessing that settlement and for wider recreational benefits,
- Any other matters that the Head of Planning and Housing considers are necessary to be incorporated within such an agreement to achieve the necessary control over the development or to ensure its impacts are properly mitigated, and
- A financial contribution towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010.

Item Number: 2

Application Reference: 21/0110	Type of Application: Full Planning Permission
Applicant: Fylde Borough Council	Agent :
Location:	BOAT REPAIR SHED, FAIRHAVEN LAKE AND GARDENS, INNER PROMENADE, LYTHAM ST ANNES, FY8 1BD
Proposal:	EXTERNAL ALTERATIONS TO EXISTING BOATHOUSE TO FACILITATE SUBDIVISION OF INTERNAL WORKSPACE INTO 4 SEPARATE BOAT STORAGE AND REPAIR UNITS INCLUDING: 1) SINGLE STOREY EXTENSIONS TO FRONT OF BUILDING TO CREATE SEPARATE OPENINGS FOR EACH UNIT ENCLOSED BY ROLLER SHUTTER DOORS; 2) INSTALLATION OF FIRE EXIT DOOR ON WEST FACING ELEVATION; 3) REPLACEMENT OF ALL EXISTING WINDOWS AND 4) REPLACEMENT OF ASBESTOS CEMENT PANEL ROOF WITH NEW COMPOSITE TILE SYSTEM

Decision

Full Planning Permission: Authority is delegated to the Head of Planning and Housing to GRANT planning permission following the expiration of the statutory consultation period on 4 March 2021 and the consideration of any comments that are received, with that decision being subject to the following conditions:

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 no. 4000 Rev 0 – Proposed location plan & block plan.

Drawing no. 2000 Rev 0 – Proposed floor plan.

Drawing no. 2200 Rev A – Proposed elevations.

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 and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in full accordance with the materials (including colour treatments and finishes) detailed on the approved plans listed in condition 2 of this permission.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area 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.

Informative notes:

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.