



MINUTES

Planning Committee

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| Date: | Wednesday, 18 March 2020 |
| Venue: | Town Hall, St Annes. |
| Committee Members Present: | Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Chris Dixon, Angela Jacques, Linda Nulty, Ray Thomas, Stan Trudgill. |
| Officers Present: | Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Matthew Taylor, Lyndsey Lacey-Simone. |
| Members of the Public: | There were 5 members of the public in attendance at the meeting |

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. There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 11 March 2020 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

The Mayor, Councillor Angela Jacques for Councillor Michael Sayward

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.

During the course of the presentation on planning application no: 19/0887 relating to Wesham Park Hospital, Derby Road, Wesham, it was suggested that appropriate arrangement be made for the Education Liaison Group

to meet at the earliest opportunity to challenge the application/contributions relating to Fylde's education requirements. An undertaking to do this was given by Mr Evans. Mr Evans also indicated that there had been a planned meeting to discuss the education requirements at the Lancashire Officer Group, but this had subsequently been cancelled. A new date for the meeting was being arranged and Mr Evans confirmed that the Committee's frustrations would be shared with the group.

(Councillor Linda Nulty requested that her name be recorded as having voted against approval of planning application 19/0300 relating to Smithy Cottage, Kirkham Road, Treales)

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 1 February 2020 and 6 March 2020.

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Planning Committee Minutes

18 March 2020

Item Number: 1

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 18/0662 | Type of Application: | Full Planning Permission |
| Applicant: | Mr COLLINS | Agent: | Mr D Kovacs |
| Location: | 2 ANGEL LANE CARAVAN PARK, FAIRFIELD ROAD, STAINING, BLACKPOOL, POULTON LE FYLDE, FY6 8DN | | |
| Proposal: | ERECTION OF UTILITY BUILDING | | |

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 relates to the following plans:

- Location Plan, Site Plan and Elevations - ERECTION OF UTILITY BLOCK

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. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

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 Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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

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

Item Number: 2

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|-------------------------------|---|-----------------------------|-----------------------------|
| Application Reference: | 19/0300 | Type of Application: | Outline Planning Permission |
| Applicant: | Mr Executors of J Johnson | Agent: | DC & MG Associates Ltd |
| Location: | SMITHY COTTAGE, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD | | |
| Proposal: | OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF FOUR DWELLINGS (2NO. TWO STOREY SEMI-DETACHED, 1NO. TWO STOREY DETACHED AND 1NO. DETACHED BUNGALOW) WITH ASSOCIATED INFRASTRUCTURE (ACCESS, LAYOUT AND SCALE APPLIED FOR WITH APPEARANCE AND LANDSCAPING RESERVED) | | |

Decision

Outline Planning Permission:- Granted

Conditions and Reasons

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before any development takes place:

- The external appearance of the buildings; and
- The landscaping of the site.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. This permission relates to the following plans:

- Location Plan - Drawing no. 18 0521 OP 03
- Proposed Site Layout - Drawing no. 18 0521 OP 01 Rev F
- Drawing no. 18 0521 OP 02 Rev D - Draft House Type Elevations

Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as they relate to the site area, scale, and layout of the development and the means of access to it and shall not exceed the maximum number of dwellings applied for.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a landscaping scheme that provides details of:

- (i) Any trees, hedgerows and any other vegetation on the site to be retained;
- (ii) Compensatory tree planting to replace any trees removed and which shall be a minimum of extra heavy standard 14-16cm girth at 1 metre from ground level and a height of 3.5 metres or greater;
- (iii) The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii);
- (iv) The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs; and
- (v) Mitigation measures taken in accordance with BS5837:2012 to protect trees outside of, but in close proximity to, the boundary of the application site.

The duly approved landscaping scheme shall be carried out during the first planting season following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure suitable retention and strengthening of existing landscaping on the site in the interests of visual amenity and to secure appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

5. Prior to the commencement of any development on site details of the siting, height, design, materials and finish of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. Only the duly approved boundary treatments shall be constructed and these shall be in full accordance with the approved details prior to the first occupation of the plot to which they relate, and shall be retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory finish to the development in the street scene in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

6. Prior to the commencement of any development hereby approved full details of the finished levels above ordnance datum, for the proposed buildings and external areas of the site in relation to existing ground levels shall 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 dwelling house and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Prior to the commencement of any development hereby approved a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a) Separate systems for the disposal of foul and surface water;
- b) An investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- c) Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- e) Details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before the dwelling is first occupied and shall be managed and maintained 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 in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

8. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1st March and 31st August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme 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 scheme.

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.

9. Prior to the commencement of any development hereby approved, or the removal of any buildings from the site, a survey of the site conducted by a suitably qualified ecologist shall be undertaken to establish the presence or absence of nesting or roosting sites for bats or Barn owls and the results submitted to the Local Planning Authority. Should any sites be identified,

then a mitigation scheme to ensure that the development is undertaken without causing harm to these protected species (including a phasing scheme for these works) shall be submitted to the Local Planning Authority for approval. The development shall be carried out in full accordance with the mitigation measures identified in the approved scheme.

Reason: To ensure that the development will be undertaken with a minimum risk of disturbance to bats and/or Barn owls and their habitats in accordance with the protection to such species under the Wildlife & Countryside Act 1981.

10. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E 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 dwellings hereby approved for plots 1 and 2 (as shown on the approved site layout) shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwelling houses is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 policies GD4, GD7 and H7.

11. Prior to the commencement of any development hereby approved a scheme for the design, construction and drainage of the new site access and road (the position of which is shown on drawing no. 18 0521 OP 01 Rev F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 2.0 metres x 59 metres in both directions at the junction of the site access with Kirkham Road. The site access and road shall be constructed in accordance with the duly approved scheme before any of the dwellings to be served by the access and road are first occupied, except that final surfacing of the road shall not take place until the final dwelling has been substantially completed. 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 splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

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

12. 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) Arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
 - e) Times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
 - f) Routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
 - g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
 - h) 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.

Informative notes:

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

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

2. Highway Note

The new site access will need to be constructed under a section 278 agreement of the Highways Act 1980. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes the design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.

Item Number: 3

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|-------------------------------|--|-----------------------------|--------------------------------|
| Application Reference: | 19/0507 | Type of Application: | Full Planning Permission |
| Applicant: | Mrs Bowen - Price | Agent: | Keystone Design Associates Ltd |
| Location: | OLD CASTLE FARM, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBRECK, POULTON-LE-FYLDE, FY6 8ND | | |
| Proposal: | RESUBMISSION OF APPLICATION 18/0637 FOR CHANGE OF USE OF LAND TO PROVIDE SIX PITCH STATIC HOLIDAY CARAVAN SITE WITH INTERNAL ACCESS ROAD AND ASSOCIATED BIN STORE. | | |

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 relates to the following plans:

- Location Plan - Drawing no. A018/201/S/03 REV. B
- Proposed Site Plan - Drawing no. A018/201/P/20 REV. F
- Proposed landscape Plan - Drawing no. A018/201/P/21 REV. B
- Proposed drainage Plan - Drawing no. A018/201/P/104 REV. A

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. Prior to first use of the land for a static caravan holiday site as hereby approved; a 'Management Plan' shall be submitted to the Local Planning Authority and agreed in writing, with the agreed plan implemented throughout the operation of the site. This management plan shall set out details of the operation of the site including where the management will be undertaken from, frequency and timing of regular management visits to the site, by what methods visitors are able to contact the site manager when not present, reception arrangements and opening times, procedures to be undertaken in an emergency, etc.

Reason: To ensure adequate supervision and security arrangements are available for the safe and secure operation of the site in the absence of any residential accommodation within the site. In accordance with Policies GD4 and EC7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. The caravan site hereby approved shall be laid out in accordance with that indicated on drawing no. A018/201/P/20 REV. F and listed in condition no. 2 of this decision.

Reason: To define the permission and layout of the site in the interests of clarity and the character and visual amenity of the area. In accordance with Policies GD4, GD7, ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

5. None of the caravans on the site hereby approved shall be occupied as a person's permanent, sole or main place of residence.

Reasons: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policies DLF1 GD4, GD7, contained in the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework which protects sporadic residential development.

6. The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans, their main home addresses, and the period of occupancy including date of arrival and date of departure from the caravan site. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policies DLF1 GD4, GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing A018/201/P/104, Rev A, Dated 07/08/2019. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, foul and surface water shall be drained on separate systems and no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. In accordance with the provisions of Policy CL1 and CL2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

8. Before the development hereby permitted becomes operative the visibility splays measuring 2.4 metres by 160metres in both directions to be provided, measured along the centre line of the proposed road from the continuation of the nearer edge of the existing carriageway of Garstang Road to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan. In accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework, in particular paragraph 109.

9. The landscaping of the site hereby approved shall be carried out in accordance with the landscaping scheme indicated on drawing no. A018/201/P/21 REB. B. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented no later than the next available planting season following the commencement

of the development.

Reasons: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies GD7 and ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

10. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

11. Prior to the commencement of the development hereby approved a scheme to indicate the alternative manure storage arrangements for the stables at Old Castle Farm shall be submitted to and approved in writing by the Local Planning Authority. This facility shall be conveniently located to serve the requirements and of a size that meets the reasonable needs for the generation of manure from these stables. It shall be a covered facility to ensure that the potential for contamination of ground water is minimised.

The facility shall be implemented in accordance with the approved details in advance of the commencement of development and shall be retained at all times that equestrian activity is undertaken at the site.

Reason: To provide an appropriate facility for the storage of manure generated by the on-going equestrian activity at the site and to ensure that the potential for groundwater contamination is minimised by the use of that facility. This is to accord with the requirements of Policy CL2 of the Fylde Local Plan to 2032.

12. Prior to the first use of the land as a static holiday caravan site, the owner/operators of the site shall produce a 'visitors pack' this should highlight the sensitivity of the Wyre Estuary Site of Special Scientific Interest (SSSI), Morecambe Bay and Duddon Estuary Special Protection Area (SPA) and Ramsar Sites and the Wyre-Lune Marine Conservation Zone. The information shall include the reason for their designation, its sensitivities to recreational impacts and should increase visitors awareness to other appropriate dog walking areas locally and to dog walking behaviours when walking close to birds/over habitats. The information pack should highlight alternative recreational opportunities in the vicinity and copies should be distributed to all visitors to the site and be made available at all times.

Reason: In the interests of the protection of the special designated sites in accordance with the Habitats Regulations, Policy ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the LCC Highways before works begin on site – developeras@lancashire.gov.uk
2. The site owner or agent is to make application to the Licensing Department of Fylde Borough Council, for a holiday site licence as per The Caravan Sites and Control of Development Act 1960.

In relation to the development of the site, the site owner shall have regard for the Model Standards 1989: for Holiday Caravan Sites in particular (but not exclusively) to the requirement for spacing between caravans and recommended distances from the boundary of the site.

Item Number: 4

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|---------------------------------------|---|--|----------------------|
| Application Reference: 19/0597 | | Type of Application: Full Planning Permission | |
| Applicant: | Towers | Agent: | Firth Associates Ltd |
| Location: | BRADKIRK HALL FARM, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA | | |
| Proposal: | CONVERSION OF EXISTING BARN TO DWELLINGHOUSE WITH ASSOCIATED EXTERNAL ALTERATIONS AND EXTENSIONS, USE OF ADJACENT AGRICULTURAL LAND AS DOMESTIC CURTILAGE AND DEMOLITION OF ADJOINING PORTAL-FRAMED AGRICULTURAL BUILDINGS. | | |

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 relates to the following plans:

- Location Plan - Drawing no. BB/1/000 Rev B
- Proposed Site Plan (showing ground floor layout) - Drawing no. BB/1/010 REV. D
- Proposed site plan (showing landscaping) - Drawing no. BB/1/011 REV. C
- Proposed ground floor plan - Drawing no. BB/1/110 REV. D
- Proposed first floor plan - Drawing no. BB/1/111 REV. D
- Proposed front elevation plan - Drawing no. BB/3/310 REV. D
- Proposed rear elevation plan - Drawing no. BB/3/311 REV. D
- Proposed south side elevation - Drawing no. BB/3/313 REV. D
- Proposed north side elevation - Drawing no. BB/3/312 REV. D

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. Prior to the commencement of any development hereby approved a methodology statement to detail the scope of the works to be undertaken to the building associated with the proposed conversion to a dwelling shall be submitted to and approved in writing by the local planning authority. This statement shall detail:

1. The buildings within the site that are to be demolished, the timing of these works and the methods to be employed to ensure that these works do not impact on the structural integrity of the main building
2. The elements of the main building which are to be rebuilt or replaced
3. The elements of the main building that are to be subject to repair
4. The finished external materials of the walls of the main building and its roof
5. The methods to be employed to structurally support the main building during the conversion works
6. Any alterations to the internal floor levels of the main building
7. Any additional foundations or internal walls that are to be introduced to the main building
8. The identification of the existing features such as bricks, roof timbers, window and door frames, etc that are to be retained in the converted building
9. The sequence that the conversion project is to follow.

The conversion shall only be undertaken in accordance with this approved scheme.

Reason: To ensure that the development is undertaken as a conversion in accordance with Policy GD4 of the Fylde Local Plan to 2032.

4. Prior to the commencement of any conversion works hereby approved the details of bricks, render, slates and design and materials for the windows and doors, supported by samples, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the authority.

Reason: In the interests of visual amenity and character of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

5. Prior to the commencement of any development a scheme and programme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include specific details of finished levels, means of enclosures, hard surfacing materials, lighting and services as applicable; soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies GD4 and GD7 of the Fylde Local Plan to 2032 and the aims of

the National Planning Policy Framework.

6. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality in accordance with Policies ENV1 and ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

7. No development hereby permitted shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into the existing foul /combined sewerage systems. The development shall be completed, retained and managed in accordance with the approved details.

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 Policies CL1 and CL2 and the aims of the National Planning Policy Framework.

8. No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net), and shall be submitted to the local planning authority prior to the first occupation of the dwelling.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site. in accordance with Policy ENV5 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

9. No demolition or conversion works hereby approved shall take place until the Local Planning Authority has been provided with either:
 1. A license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development: or
 2. A written statement from the relevant licensing body to the LPA to the effect that it does not consider that the specified development will require a license together with a method statement detailing the measures to be put in place to compensate for the loss of the existing bat roosts within the building and to mitigate any other potential impacts to bats

arising from the development which shall include:

- a. Details of all new bat roosting provision to compensate for the loss of roosts arising as a result of the development.
- b. Details of any other mitigation and/or reasonable avoidance measures to be implemented during the construction period in order to minimise the potential for harmful effects to bats.
- c. A timetable for implementation of the measures in a) and b).

The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein. Any new bat roosting provision to compensate for the loss of roosts arising from the development shall be fully constructed and made available for use before any works that would result in the destruction of the existing roosts in Building 2 first take place, and shall be retained as such thereafter.

Reason: To ensure that adequate habitat compensation and mitigation measures are introduced as part of the development in order that it does not 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 2017 and the Wildlife and Countryside Act 1981 (as amended).

10. In the event that the demolition or conversion works hereby approved do not lawfully commence prior to 1 April 2020 then a reassessment of the buildings within the site boundary for barn owl nesting potential shall be undertaken and the findings supplied to the Local Planning Authority. In the event that this assessment identifies barn owl activity then the submission shall also include appropriate mitigation for this activity and a programme of its implementation, which shall be complied with in the implementation of the planning permission.

Reason: To ensure that adequate habitat compensation and mitigation measures are introduced as part of the development in order that it does not 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 2017 and the Wildlife and Countryside Act 1981 (as amended).

11. Prior to the commencement of any development on the conversion of the barn to a dwelling hereby approved, details of the routing, design and timing of the erection of any fencing, walling or other boundary treatments associated with the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall include for the separation of the domestic curtilage of the dwelling hereby approved from the surrounding land that is to be retained in agricultural use. Only the agreed boundary treatments shall be erected on site, and these shall be erected prior to the first occupation of the dwelling and shall be maintained and retained in those locations at all times thereafter.

Reason: To provide a physical separation between the domestic area and any other land in the applicant's ownership and the extent of the development, in the interests of visual amenity in the countryside in accordance with Policies GD4 and GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E, G and H 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 dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In the interests of visual amenity in the countryside and in order to prevent over development of the site in accordance with the requirements of Policy GD4 and GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. **Health and Safety Note**

Some of the buildings due for demolition may contain asbestos sheeting in the roof structure. The applicant shall ensure that any asbestos containing material is removed from site, taken to a licensed waste receiving site by an approved asbestos contractor.

2. **Ecology Note**

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

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. 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: 5

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|-------------------------------|--|-----------------------------|-----------------------------|
| Application Reference: | 19/0887 | Type of Application: | Outline Planning Permission |
| Applicant: | NHS Property Services Ltd | Agent : | Turley |
| Location: | WESHAM PARK HOSPITAL, DERBY ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3AL | | |
| Proposal: | OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND A RESIDENTIAL DEVELOPMENT OF UP TO 51 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED) | | |

Decision

Outline Planning Permission: - The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the completion of a Section 106 agreement to secure:

- The provision, retention and operational details for 30% of the proposed dwellings to be affordable properties in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution of £1,000 per dwelling (and the phasing of the payment of this contribution) towards securing off site public open space or public realm improvements in the vicinity of the site in accordance with the requirements of Policies ENV4/GD7 and INF2 of the Fylde Local Plan to 2032. (The nature and location of any public realm improvements are to be determined by Fylde Council in consultation with Wesham Town Council)
- a financial contribution of up to £304,960.26 (and the phasing of the payment of this contribution) towards the improvement of education capacity in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032.
- a financial contribution (and the phasing of the payment of this 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

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal or Vacant Building Credit exception has been agreed with the Local Planning Authority.

And that the decision be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development commences and the development shall be carried out as approved.

Reason: This permission is an outline planning permission and details of these matters remain to be submitted.

3. This permission relates to the following plans:

- Location Plan - (NHSM3005 01 REV A)
-
- Parameters Plan (NHSM3005 06 REV A).

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

4. The development shall be for up to 51 dwellings and the details for these that are submitted as part of any Reserved Matters application shall be substantially in accordance with the illustrative proposed site layout plan (NHSM3005 02 REV F) and Parameters Plan (NHSM3005 06 REV A).

Reason: In order to ensure a satisfactory layout that does not harm the visual amenities of the area.

5. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall provide for at least 20% of the properties that are designed specifically to accommodate the elderly including compliance with optional technical standard M4(3A) (wheelchair-accessible dwellings) unless a different percentage is required to comply with Policy H2 of the Fylde Local Plan to 2032.

Reason: To ensure that the identified need for the provision of properties for this sector is catered for in this development as required by Policy H2 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

7. Any Reserved Matters submission in relation to layout shall include details of existing and proposed site levels throughout the site and finished floor levels of all dwellings. The development shall thereafter only be carried out in accordance with the approved levels.

Reason: In order that the dwellings have an acceptable visual impact, and do not harm residential amenity.

8. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. 071666-CUR-00-XX-RP-D-72001, Rev: V03, Dated: 18/10/2019) which was prepared by (Curtins Consulting Ltd). In line with the Flood Risk Assessment; surface water will only be allowed to communicate with the public surface water sewer if evidence can be provided showing that infiltration cannot be incorporated into the proposed surface water drainage solution.

Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

9. Prior to first occupation of any dwelling on the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

10. Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include and specify the provisions to be made for the following, with the development undertaken in full accordance with the agreed CMP:
- a. The timing of construction works on the various days of the week.
 - b. The timing of deliveries to the site on the various days of the week.
 - c. The locations for the parking of vehicles of site operatives and visitors;
 - d. Loading and unloading of plant and materials used in the construction of the development;
 - e. Storage of such plant and materials;
 - f. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
 - g. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - h. Routes to be used by vehicles carrying plant and materials to and from the site;
 - i. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect the amenity of neighbouring residents from undue disturbance during the construction works.

11. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and other communal areas including POS and landscaped areas within the development have been submitted to and approved by the local planning authority. These areas shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an adoption agreement has been entered into with the local highway authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy GD7 of the Fylde Local Plan to 2032.

12. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st 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 trees and shrubs shall take place 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 Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

13. As part of reserved matters landscaping plans shall be submitted which include native tree planting and bird and bat boxes/bricks throughout the site. The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

14. Prior to occupation of the dwellings hereby approved full details of a homeowner's pack shall be submitted to and approved in writing by the Local Planning Authority. This pack will highlight and explain the sensitivity of the surrounding areas, the importance of keeping dogs on a lead, and identify other suitable recreational areas locally. All initial occupiers shall be provided with the approved pack, and with sufficient packs that these can be passed to subsequent occupiers of the property.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

15. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Estate roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

16. The visibility splays measuring 2.4 metres by 39 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer

edge of the existing carriageway of Derby Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety.

17. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The submitted scheme shall include, but is not limited to, the following works: -
- a. Site access onto Derby Road
 - b. Site access onto Wesham Park Drive
 - c. Off-site works
 - d. Street lighting improvements to highlight the new accesses.
 - e. Carriageway narrowing of Station Road to 7.5m and upgrading of the traffic signals to puffin type signals

Reasons: 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 to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

18. No part of the development hereby approved shall commence until the approved alterations to the access to Derby Road has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

19. No part of the development hereby approved shall be occupied until the approved scheme for the off-site works has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy.

20. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

Reasons: To promote and provide access to sustainable transport options

21. Prior to commencement of the development hereby approved, a scheme to protect all retained trees and hedgerows during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate the trees and hedgerow for retention and provide for a no dig in the vicinity of the tree roots, and provide details of a Construction Exclusion Zone around the Root Protection Areas of the trees/hedgerows along with details of a non-compacting material to be laid on the existing soil level so heavy plant can access the site without impacting on the tree roots. 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 maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows which are to be retained as part of the development, in accordance with Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

1. **Public Sewer Note**

A public sewer crosses this site and UU may not permit building over it. UU 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 our Developer Engineer at 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.

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

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

Item Number: 6

| | | | |
|-------------------------------|--|-----------------------------|------------------|
| Application Reference: | 19/0926 | Type of Application: | Reserved Matters |
| Applicant: | Hallam Land Management Limited | Agent : | SATPLAN Ltd |
| Location: | CLIFTON HOUSE FARM, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AU | | |
| Proposal: | RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION 17/1050 SEEKING DETAILED PERMISSION FOR THE LAYOUT, APPEARANCE, LANDSCAPING AND SCALE OF A DEVELOPMENT INVOLVING 96 DWELLINGS WITH ASSOCIATED OPEN SPACE AND INFRASTRUCTURE INCLUDING DETAILS REQUIRED BY CONDITIONS 1, 2, 12, 15, 18 AND 22 OF OUTLINE PLANNING PERMISSION 17/1050 | | |

Decision

Reserved Matters:- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Drawing no. 013-006-P002 Rev C – Site boundary.
 - Drawing no. 1324-PL-01 F – Proposed site layout.
 - Drawing no. 1324-MT-01 G – Proposed materials layout.
 - Drawing no. 1324-BE-01 F – Beds/type layout.
 - Drawing no. 1324-OS-01 A – Indicative OS plan.
 - Drawing no. 1324-CMP-01 A – Construction management plan.
 - Drawing no. P.1251.19.01 Rev C – Landscape proposal (sheet 1 of 2).
 - Drawing no. P.1251.19.01 Rev C – Landscape proposal (sheet 2 of 2).
 - Drawing no. P1251.19.02 – Play area design.
 - Drawing no. 1324-AH-01 H – Affordable homes layout.
 - Drawing no. 1324-RF-01 F – Refuse strategy layout.
 - Drawing no. 1324-DM-01 A – Indicative demise plan.
 - Drawing no. 1324-EV-01 A – Electric vehicle charging pts.
 - Drawing no. 1324-BT1 – 1.2m railings.
 - Drawing no. 1324-BT2 – 1.8m divisional fence.
 - Drawing no. 1324-BT3 – 1.8m screen wall.
 - Drawing no. 1324-BT4 – Entrance feature wall.
 - Drawing no. 1324-HT-ASC-A & 1324-HT-ASC-P – ASC planning drawing.
 - Drawing no. 1324-HT-ASCDA-A & 1324-HT-ASCDA-P – ASC-DA planning drawing.
 - Drawing no. 1324-HT-CM4-PL b; 1324-HT-CM4-P B; 1324-HT-CM4-C b – COX, MAX & MOW (4 block) floorplans and elevations.
 - Drawing no. 1324-HT-CM6-PL b; 1324-HT-CM6-P b & 1324-HT-CM6-C – COX, MAX & MOW (6 block) floor plans and elevations.
 - Drawing no. 1324-HT-CAN-P; 1324-HT-CAN-A & 1324-HT-CAN-PL – CAN planning drawing.
 - Drawing no. 1324-HT-HRT-A & 1324-HT-HRT-P – HRT planning drawing.
 - Drawing no. 1324-HT-LYM-A & 1324-HT-LYM-P – LYM planning drawing.
 - Drawing no. 1324-HT-LON-AC a & 1324-HT-LON-P a – LON planning drawing.
 - Drawing no. 1324-HT-BRT-A & 1324-HT-BRT-P – BRT planning drawing.

- Drawing no. 1324-HT-LNBT-A a & 1324-HT-LNBT-P a – LON & BRT planning drawing.
- Drawing no. 1324-HT-RIB-C b – RIB planning drawing.
- Drawing no. 1324-HT-HEN-A – HEN planning drawing.
- Drawing no. 1324-HT-CHE-C – CHE planning drawing.
- Drawing no. 1324-HT-SNO-C – SNO planning drawing.
- Drawing no. 1324-HT-GAR-9 – Single garage planning drawings.

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.

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in full accordance with the phasing (including the sequencing and triggers for the construction of housing and highway infrastructure, laying out of open space, play areas and landscaping, and formation of pedestrian and cycle links to adjoining land) indicated on drawing no. 1324-CMP-01 A.

Reason: In order that the development takes place in an appropriate sequence and to ensure that the associated infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each phase of housing in the interests of proper planning and to ensure compliance with the requirements of conditions 1 and 15 of outline planning permission 17/1050, in accordance with the objectives of Fylde Local Plan to 2032 policies T4 and ENV4.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the buildings shall be constructed in accordance with the materials detailed on drawing no. 1324-MT-01 G.

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.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. 1324-PL-01 F; 1324-BT1; 1324-BT2; 1324-BT3 and 1324-BT4 before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. No development associated with the construction of the electricity substation shown on drawing no. 1324-PL-01 F shall take place until details of the size, height, materials and design of the building and any associated means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The electricity substation shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been submitted as part of the application, to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. P.1251.19.01 Rev C (sheets 1 of 2 and 2 of 2) shall be carried out during the first planting season after each associated phase of housing identified on drawing no. 1324-CMP-01 A is substantially completed. The areas which are landscaped shall be retained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the Local Planning Authority pursuant to the requirements of condition 17 of planning permission 17/1050. 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 concurrently with each phase of housing in the interests of visual amenity, to provide biodiversity enhancements and to ensure compliance with the requirements of condition 18 of planning permission 17/1050 in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

7. No development shall take place until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the BHMP shall contain the following:
 - a) The means of managing the site during construction – it is anticipated that recently turned earth, and any imported material has the potential to expose preferred food sources for flocking birds; as well as create temporary ponding or puddling which may also be an attractant to bird species deemed hazardous to aircraft safety. The BHMP should set out how risks associated with these operations and features will be mitigated.
 - b) Details of the maintenance regimes proposed for planting and managing landscaped areas to include the heights and species to be used (care should be taken to avoid a proliferation of berry bearing shrubs or plants and those species that provide ideal roosting or feeding environments for starlings, pigeons or corvids); and
 - c) The means of monitoring any standing water within the site, whether temporary or permanent, to include any Sustainable Drainage System or part thereof;

Development shall thereafter be carried out in strict accordance with the details in the duly approved BHMP, and those requirements and activities set out in the BHMP shall be implemented, operated and complied with as such thereafter.

Reason: To ensure that appropriate measures are put in place to minimise the potential to provide a habitat desirable to hazardous large and/or flocking birds which have the potential to pose a considerable hazard to aviation safety in order to limit the risk of bird strike to aircraft operating in the area in the interests of aviation safeguarding for the Warton Aerodrome in accordance with the requirements of Fylde Local Plan to 2032 policy T2 and the National Planning Policy Framework.

8. No development shall take place until a Construction Management Strategy (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall cover the application site and any adjoining land which will be used during the construction period and shall include:

- a) Details of the location and heights of any cranes, tall plant or construction equipment, and any other temporary tall structures; and
- b) Details of any proposed obstacle lighting.

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

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in order to limit risks to aircraft operating in the area in the interests of aviation safeguarding for the Warton Aerodrome in accordance with the requirements of Fylde Local Plan to 2032 policy T2 and the National Planning Policy Framework.

9. No above ground works shall take place until a scheme for the design, construction and drainage of all new estate roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme and the phasing shown on drawing no. 1324-CMP-01 A before any of the dwellings to be served by that road 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 access and circulation of all road users 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. None of the dwellings hereby approved shall be first occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 9 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and circulation of all road users 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 within phases 3 and 5 (as identified on drawing no. 1324-CMP-01 A) shall take place until a scheme for the siting, layout, height, design, materials and finish of barriers to prevent vehicle access along any part of the shared surface cycle links located in each of those phases (as identified on drawing no. 1324-PL-01 F) has been submitted to and approved in writing by the Local Planning Authority. The vehicle barriers shall thereafter be installed in accordance with the duly approved scheme before each of the associated shared surface cycle links are first brought into use and shall be maintained as such thereafter.

Reason: To ensure that appropriate measures are put in place to prevent vehicle access along the shared pedestrian/cycle linkages to the southern and eastern boundaries of the site and to secure the exclusive use of these routes by pedestrian and cycle traffic in order to provide a safe and suitable means of access to the site for these specific users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4,

and the National Planning Policy Framework.

12. The private vehicle parking and manoeuvring areas for each dwelling shall be constructed and made available for use in accordance with the details (including their surface treatment) shown on drawing no. 1324-MT-01 G before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

13. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E 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), all garages (whether integral or detached) shown on drawing no. 1324-PL-01 F shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

14. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all buildings shall be constructed in accordance with the finished floor levels shown on drawing no. 01-03 Rev C.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in order to achieve a high standard of amenity for existing and future occupiers and to ensure that appropriate mitigation measures are put in place to avoid the development being put at an unacceptable risk of flooding in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and CL2, and the National Planning Policy Framework.

15. The 'MAX' and 'LON' house types identified as being "Building Regs Part M4(3)2a compliant" on drawing no. 1324-PL-01 F (20 dwellings in total) shall be constructed to comply with optional requirement M4(3)(2)(a) contained in Part M, Schedule 1 of the Building Regulations 2010 (as amended).

Reason: To ensure that the development delivers a suitable proportion of dwellings that are designed to provide specialist accommodation for the elderly in order to satisfy the requirements of condition 22 of planning permission 17/1050, the objectives of Fylde Local Plan to 2032 policy H2 and to provide an appropriate mechanism to secure compliance with optional requirement M4(3)(2)(a) under Part M, Schedule 1 of the Building Regulations 2010 (as amended).

16. None of the dwellings hereby approved shall be first 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:

- a) The measures identified in section 6, recommendations 'R1', 'R6' and 'R7' of the report titled 'Historical and Update Bat Surveys Report' by 'Biora Limited' (report reference SE0728-02/J02/A/DH Rev A).
- b) The measures identified in section 5, recommendation 5.3 of the report titled 'Breeding Bird Survey' by 'Biora Limited' (report reference RC0144.01BBS-0 Rev 0)

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.

17. The felling of the crack willow tree (identified as 'T1' in the 'Arboricultural Impact Assessment' by 'Biora Limited' – report reference SE0728-04_H02d_AIA_DW) shall be carried out in strict accordance with the reasonable avoidance measures set out in section 6, recommendation 'R3' of the report titled 'Historical and Update Bat Surveys Report' by 'Biora Limited' (report reference SE0728-02/J02/A/DH Rev A).

Reason: The tree has been assessed as a 'category 2' specimen for bat roost potential. Accordingly, appropriate reasonable avoidance measures should be taken during the felling of this specimen in order to limit the potential for harm to protected bat 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 2017 and the Wildlife and Countryside Act 1981 (as amended).

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. **Approved details to satisfy conditions on outline planning permission 17/1050:**

For the avoidance of any doubt, the details shown on the plans referenced below are those approved by the Local Planning Authority to satisfy the requirements of each named condition on outline planning permission 17/1050. Providing that the development is carried out in full accordance with these details (together with any related requirements imposed by conditions on outline planning permission 17/1050 and/or those attached to this approval), the requirements of each condition will be complied with:

- **Condition 1** – Drawing nos. 1324-CMP-01 A; 1324-OS-01 A & P.1251.19.02. The applicant's attention is drawn to the requirements of condition 17 of planning permission 17/1050 which requires the submission of a maintenance scheme for all areas of public open space (including the play area) before any development commences and identifies the trigger for the delivery of open space within each phase.
- **Condition 12** – Drawing no. 01-03 Rev C.
- **Condition 15** – Drawing nos. 1324-CMP-01 A; 1324-MT-01 G & 1324-PL-01 F. The applicant's attention is drawn to the requirements of condition 15 of planning permission 17/1050 which identifies the trigger for the delivery of the shared pedestrian and cycle accesses within each phase.
- **Condition 18** – Document titled 'Arboricultural Impact Assessment' by 'Biora Limited' (report reference 'SE0728-04_H02d_AIA_DW') and Appendix 4 titled 'Arboricultural Method

Statement’.

- **Condition 22** – Drawing nos. 1324-PL-01 F, 1324-HT-MAX-PL b & 1324-HT-LON-PL a.

3. **Highways:**

For the purposes of condition 9 of this permission, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council’s Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 10 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

4. **Aerodrome safeguarding:**

For the purposes of conditions 7 and 8 of this permission, the applicant is advised to contact Jacqueline Blanchard (Assistant Safeguarding Manager) at the Ministry of Defence (Tel: 07929350658 or by e-mail to DIO-safeguarding-statutory@mod.gov.uk) to discuss the specific requirements of each condition if further advice is required.

Item Number: 7

| | | | |
|-------------------------------|---|-----------------------------|-----------------|
| Application Reference: | 19/0937 | Type of Application: | Change of Use |
| Applicant: | Sange | Agent: | Emperor UK Ltd. |
| Location: | 8 CROFT COURT, PLUMPTON CLOSE, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5PR | | |
| Proposal: | CHANGE OF USE OF EXISTING TWO STOREY OFFICE (CLASS B1a) TO A MIXED-USE AS HEALTH CLINIC (CLASS D1) ON GROUND FLOOR AND SUPPORTING OFFICE (CLASS B1a) AT FIRST FLOOR | | |

Decision

Change of Use: - 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 relates to the following plans:

- Location Plan - Red edge outlines on Drawing 04-802-AB01 by Croft Goode Partnership (received 31 January 2020)
- Proposed Internal Layout - Unreferenced drawing (received 31 January 2020)
- Change of use statement - Amended statement (received 31 January 2020)

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. Notwithstanding the provisions of the Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the Town and Country Planning (Use Classes) Order 1987 (as amended) the ground floor of the premises shall only be used for purposes that fall within Class D1 of the Town and Country Planning (Use Classes) Order 1987, and the first floor shall only be used for purposes that fall within Class B1a of that Order.

Reason: To ensure that the proposed use does not prejudice the employment use of the wider Whitehills Business Park and that there is appropriate control over the extent of the medical centre use given its expected higher level of vehicle movements to the site. These controls are required to accord with Policy GD7, EC1 and Policy T5 of the Fylde Local Plan to 2032.

4. Where patients and other customers are to visit the premises between 9am and 5pm on Monday – Friday (inclusive) there shall be no more than 12 appointments undertaken during any single day between those hours, and there shall only be a maximum of 1 consultancy room operating at any single time between those hours.

Reason: To ensure that the proposed use does not prejudice highway safety and parking arrangements of the site in the interests of highway congestion and safety as required by Policy GD7 and Policy T5 of the Fylde Local Plan to 2032.

5. Prior to the first use of the premises for the mixed use hereby approved the five parking spaces indicated as being available for the use on the Location Plan approved under condition 2 of this permission shall be made available for use. These spaces shall all remain available for use by staff / patients / visitors to the premises at all times thereafter.

Reason: To ensure that an appropriate level of parking provision is provided and retained for the mixed use proposed in the interests of highway congestion and safety as required by Policy GD7 and Policy T5 of the Fylde Local Plan to 2032.

Informative notes:

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

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. 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: 8

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 20/0026 | Type of Application: | Full Planning Permission |
| Applicant: | Miss Docherty | Agent : | |
| Location: | DEN BURN NURSERIES, OLD HOUSE LANE, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LD | | |
| Proposal: | CHANGE OF USE OF LAND TO EQUESTRIAN PURPOSES FOR PRIVATE USE. CONSTRUCTION OF A 40M X 20M Paddock WITH A 1.22M POST-AND-RAIL FENCING PERIMETER INCLUDING A WOODEN FIELD 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 relates to the following plans:

- Location Plan - Denburn, Old House Lane.
- Proposed Site Plan - Denburn, Old House Lane.
- Proposed Elevations - Post & Rail Fencing Elevation View. Denburn, Old House Lane.

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 development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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 Policy GD7 of the Fylde Local Plan to 2032.

4. The development hereby approved shall be for the private use of the occupants of Denburn Nurseries only and shall not be used for any livery or other commercial purposes.

Reason: The use of the paddock for any commercial purpose could be injurious to neighbouring amenity, and prejudice highway safety in the locale.

Item Number: 9

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|-------------------------------|--|-----------------------------|----------------------------|
| Application Reference: | 20/0040 | Type of Application: | Full Planning Permission |
| Applicant: | Mr & Mrs HEALEY | Agent: | Ben Jurin Architecture Ltd |
| Location: | 2 GROSVENOR STREET, LYTHAM ST ANNES, FY8 5HB | | |
| Proposal: | SINGLE STOREY SIDE EXTENSION AND CONVERSION OF EXISTING GARAGE INTO DWELLING. (RE SUBMISSION OF APPLICATION 18/0760) | | |

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 relates to the following plans:

- Location Plan - Drawing no. 201841A.LP.SP
- Proposed ground floor Plan - Drawing no. 201841A.PP.06.B
- Proposed front elevation Plans - Drawing no. 201841A.PP.09.B
- Proposed side elevation plans - Drawing no. 201841A.PP.10.A

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 development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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 Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to the first occupation of the dwelling the physical works required to extend and alter the garage to form a dwelling shall be completed in their entirety and in accordance with the details indicated on the plans approved under condition 2 of this planning permission, with these works including:

- 1) The construction of the extension to the side of the garage and its fitting out as an operational shower room for the dwelling,
- 2) The replacement of the existing garage door to the front of the building with the personnel door and windows
- 3) The erection of the boundary treatments to the Grosvenor Street and side boundaries of the site
- 4) The reduction in the extent of hard surfacing on the site frontage to that area shown on the approved site plan only, with that providing space for a single vehicle and pedestrian access to the site.
- 5) The provision of the bin storage area shown on the approved plan
- 6) The erection of the 2m high fence to the side boundary with 4 Grosvenor Street for the extent shown on the approved plan only to provide privacy and amenity protection.

These works shall be retained in this condition at all times thereafter.

Reason: To provide an acceptable minimum standard of amenity for the future occupiers of the dwellings, to minimise the opportunity for the disturbance to the occupiers of neighbouring dwellings, and to ensure that the building and site has an appropriate appearance in the street scene. These matters are to accord with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

5. Prior to the commencement of any development a scheme and programme for the landscaping of the area to the front of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include specific details of finished levels and soft landscape works to include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season following the commencement of the development. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality and in the interest of biodiversity in the area in accordance with Policies GD7 and ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, F, G 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 dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwelling house is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

Informative notes:

1. Highway Note

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

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.

Item Number: 10

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|-------------------------------|---|-----------------------------|----------------------------------|
| Application Reference: | 20/0063 | Type of Application: | Agric to Resi Prior Notification |
| Applicant: | Mr & Mrs P Metcalf | Agent: | Fox Planning Consultancy |
| Location: | ELSWICK LODGE, LODGE LANE, ELSWICK, PRESTON, PR4 3ZJ | | |
| Proposal: | PRIOR NOTIFICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO ONE DWELLING TOGETHER WITH ASSOCIATED BUILDING OPERATIONS PURSUANT TO SCHEDULE 2, PART 3, CLASS Q OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) | | |

Decision

Agric to Residential Prior Notification: - Refused

Conditions and Reasons

1. The application relates to a portal-framed agricultural building with external walls comprising a mix of corrugated mineral fibre sheeting above a shallow concrete plinth. The building's roof is also constructed of similar corrugated fibre sheeting. The existing building is unsuitable for conversion to residential use and is incapable of functioning as a dwelling without the need for extensive works of dismantling and substantial reconstruction. In particular, the overwhelming majority (in excess of 75%) of the building's existing external surfaces (including all the sections of its external walls above the shallow concrete plinth and the whole of its roof) would be dismantled and replaced. In addition, a new blockwork inner leaf would need to be constructed around the existing steel frame to form a cavity wall to all four elevations in order to insulate the dwelling. The extent of building operations required to allow the existing portal-framed agricultural unit to function as a dwelling are tantamount to the construction of a new dwelling around the steel frame of the current building and are far in excess of what could be considered "reasonably necessary" to allow its conversion to residential use. Therefore, the proposed development is in conflict with the provisions of Class Q. (b) and the limitation in paragraph Q.1 (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, the proposed development is not permitted by that Order.
2. The building operations proposed as part of the development, having particular regard to the excessive size, coverage, proportions and design of window openings would give the building an overtly suburban appearance which would be incompatible with and unsympathetic to its simplistic, agricultural character, neighbouring dwellings and rural setting within the countryside. In particular, the floor-to-ceiling glazing to the south and west facing elevations and the wraparound balcony proposed to the southwest corner at first floor level would introduce features which are incongruous to and fail to integrate with the building's rural vernacular and would not improve the character and quality of the area. The development is therefore contrary to the requirements of paragraphs 127 and 130 of the National Planning Policy Framework and condition Q.2 (1) (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and, accordingly, is not permitted by that Order.