

Minutes

Development Management Committee



Date:	Wednesday, 20 August 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Neil Harvey, Kiran Mulholland, Barbara Nash, Liz Oades, Viv Willder
Other members of the Council:	Councillor Sandra Pitman
Officers:	Paul Walker, Mark Evans, Paul Drinnan, Andrew Stell, Lyndsey Lacey, Fiona Riley,
Members of the public:	6 members of the public were in attendance at the meeting

Procedural Items

Public Speaking at the Development Management Committee

In accordance with the public speaking arrangement for the Development Management Committee, two members of the public addressed the committee on planning application no 15/0342 relating to Glenview, Garstang Road, Little Eccleston with Larbreck.

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

The Chairman of the Committee invited members to confirm the minutes of the Development Management Committee meeting held on 29 July 2015 (previously circulated).

RESOLVED: That the minutes of the committee held on of 29 July be confirmed as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Viv Willder for Councillor Albert Pounder

Information Item

4. Five Year Housing Supply

A report providing details of the latest position of the Five Year Housing Supply was circulated with the agenda for members' information. It outlined the methodology used to identify the housing requirement; deliverable sites; build out rates and phasing; buffer arrangements together with an overview of the housing requirement shortfall.

Fiona Riley (Planning Policy Officer) was invited to expand on the contents of the report. In brief, she outlined the changes to the methodology adopted since the previous 5 year housing land position statement had been prepared and stated that the latest supply statement (base dated 31 March 2015) demonstrated that Fylde has a 4.3 year housing supply set against the housing requirement of 370 dwellings per annum.

The Committee noted the report.

Decision Items

5. Development Management Matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which provided details of planning application nos: 15/0342 and 15/0365.

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

6. Kirkham Town Centre Public Realm Scheme

Paul Drinnan (Head of Regeneration) was invited to present a report on Kirkham Town Centre Public Realm Scheme. In doing so, he stated that the regeneration of the town centres of the Borough has been a priority for a number of years and is a key component of the Council's Economic Development Strategy. He went on to say that the public realm improvement in the centre of Kirkham has been an on-going project and previous phases of works have had a significant, beneficial impact on improving the environment within the defined town centre. A number of phases, based on a series of 'Zones' had been identified (which are the focus for improvement) were detailed in the report.

A summary of the funding arrangements for the proposed scheme was also set out in the report.

Following detailed consideration of this matter IT WAS RESOLVED:

1. To approve commencement of the next phase of the Kirkham Town Centre regeneration works in the sum of £85,000 as detailed in the report;
2. To approve expenditure for this purpose in the sum of £50,000 from the approved 2015/16 capital programme scheme for Kirkham Town Centre Regeneration;
3. To approve a fully-funded revenue budget increase in 2015/16 in the sum of £35,000 for this purpose to be met from the agreed allocation of the High Street Innovation Fund monies (that being the sum ear-marked for Kirkham Town Council for the delivery of additional public realm scheme works in Kirkham town centre) and to note that this amount will form part of the funding

for delivery of the Kirkham Town Centre regeneration works rather than being paid directly to Kirkham Town Council;

4. To approve the amendments to the Zoning Plan as detailed in appendix 2 of the report which be incorporated within the Council's Regeneration Framework, as may be amended.

7. Community Infrastructure Levy (CIL); The Preparation of a Draft Charging Schedule and a Regulation 123 (Infrastructure) List

This item was withdrawn due to it previously being considered by Full Council.

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Item Number: 1

Application Reference:	15/0342	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Fletcher	Agent :	Keith Gleeson
Location:	GLENVIEW, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
Proposal:	SINGLE STOREY REAR EXTENSION TO KITCHEN, ENLARGEMENT OF WEST REAR DORMER, EAST SIDE ROOF LIFT TO FORM SECOND STOREY EXTENSION TO ROOF AND ADDITION OF FRONT ENTRANCE AREA ROOF CANOPY AND RECONFIGURATION OF WINDOWS/ENTRANCE DOORWAY		

Decision

Householder Planning Application :- Application Deferred

Conditions and Reasons

- 1 Decision deferred in order to seek alterations to the design of the first floor rear en-suite window in order to avoid potential overlooking of adjacent residential properties.

Item Number: 2

Application Reference:	15/0365	Type of Application:	Variation of Condition
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM VENTURES, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	PROPOSED VARIATION OF CONDITION 20 OF PLANNING PERMISSION 13/0655 TO SET NOISE LIMITS WITHOUT ADDITIONAL INFORMATION BEING SUBMITTED.		

Decision

Variation of Condition:- Application to replace condition 20 of planning permission 13/0655 with the following condition granted subject to all other conditions on that approval remaining relevant for the control of the development.

Conditions and Reasons

- 20 The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed:
- 50dB LAeq (16 hour) from 07.00 to 23.00, 45dB LAeq (8 hour) from 23.00 to 07.00 and 60dB LAFmax from (19.00 -0700 or 2300-0700) for single sound events at the façade of the nearest noise-sensitive property, and
 - 55dB LAeq (16 hour) from 07.00 to 23.00 at the outdoor living areas of the nearest noise-sensitive property, for example rear gardens and balconies,
 - or any such level as approved in writing by the Local Planning Authority.

Reason: In order to protect residential amenity.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area