



MINUTES

Planning Committee

Date:	Wednesday, 18 May 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Alan Clayton, Gavin Harrison, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Ray Thomas, Stan Trudgill.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Matthew Taylor, Lyndsey Lacey-Simone.
Other Members:	Councillor Angela Jacques

Public Speakers

There were no registered speakers.

Procedural Items

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 interests on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 27th April 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Alan Clayton substituted for Councillor Heather Speak.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. A copy of the Late Observations Schedule was circulated prior to the meeting.

Following approval of planning application 22/0189, and in response to points raised by Councillor Angela Jacques, who had spoken on the application in her capacity as a member for the ward in which the proposed development was situated, Mr Evans gave a commitment to bring a report to a future meeting of the Planning Committee that would seek to clarify the issues to be taken into consideration in assessing whether the change of use of a dwelling house (Class C3) to a children's care home (Class C2) represented a material change of use requiring planning permission.

Information Items

The following information item was received and noted by the Committee.

5. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 15th April and 6th May 2022.

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Planning Committee Minutes - 18 May 2022

Item Number 1

Application No:	22/0090	Application Type:	Householder Planning Application
Applicant:	Mr Luke Devine	Agent:	Lindsay Oram
Location:	Hazlehurst 11 Peel Hill Westby With Plumptions BLACKPOOL FY4 5JP		
Proposal:	RETROSPECTIVE APPLICATION FOR SINGLE STOREY EXTENSION OF GARAGE TO FORM HABITABLE ACCOMODATION, REPLACEMENT OF PITCHED GARAGE ROOF WITH A FLAT ROOF, RAISED EXTERNAL DECKING WITH BALLUSTRADE AND STEPS TO REAR GARDEN, 2M AND 1.8M FENCING TO SIDE BOUNDARY WITH 15 PEEL HILL.		
Ward:	Warton and Westby	Parish:	Westby with Plumptions

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Scale plan drawn to 1:1250 scale - 11 Peel Hill
- Existing and Proposed Site Plan - Drawing No. 260-01
- Proposed Plans & Elevations - Drawing no. 260-03
- Existing & Proposed Garage Elevations - Drawing no. 260-04

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 external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 1 of this permission.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the

Planning Committee Minutes - 18 May 2022

Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number 2

Application No:	22/0136	Application Type:	Full Planning Permission
Applicant:	Mr & Mrs Hannan	Agent:	Mr N Robinson
Location:	PATHWAYS BLACKPOOL ROAD NEWTON WITH CLIFTON PRESTON PR4 3RJ		
Proposal:	ERECTION OF STABLES FOR COMMERCIAL USE INCLUDING CONSTRUCTION OF ACCESS TRACK AND VEHICLE PARKING AREA		
Ward:	Newton with Treales	Parish:	Newton with Clifton

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Drawing no. NCR/JC/PATH/STABLES/01 Rev B – Location plan.
- Drawing no. NCR/JC/PATH/STABLES/03 Rev C – Site layout as proposed.
- Drawing no. NCR/JC/PATH/STABLES/04 Rev A – Proposed stables floor plans and elevations.
- Document titled "Car Park Construction Details – Proposed Stables".
- Document titled "Landscaping – Planting Information – Revised" (received 29.04.22).

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 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the stables shall be constructed in accordance with the materials detailed in section 9 of the application form and illustrated on drawing no. NCR/JC/PATH/STABLES/04 Rev A.

Planning Committee Minutes - 18 May 2022

Reason: To ensure the use of appropriate materials which are sympathetic to the rural character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. The soft landscaping scheme for the development shown on the following plans and documents shall be carried out during the first planting season that occurs after the stables hereby approved are first brought into use.

- Drawing no. NCR/JC/PATH/STABLES/03 Rev C – Site layout as proposed.
- Document titled "Landscaping – Planting Information – Revised" (received 29.04.22).

The areas which are landscaped shall be maintained as landscaped areas thereafter. 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 that the development provides a landscaped buffer of appropriate depth and species along its boundary with open countryside in order that the visual impact of the development is suitably mitigated and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaped areas of the development (including the access track, passing places and vehicle parking and manoeuvring areas) shall be constructed in their entirety and made available for use in accordance with the details shown on the following plans and documents before the stables hereby approved are first brought into use.

- Drawing no. NCR/JC/PATH/STABLES/03 Rev C – Site layout as proposed.
- Document titled "Car Park Construction Details – Proposed Stables".

The hard landscaped areas shall be maintained as such thereafter for the purposes of vehicle access, parking and manoeuvring.

Reason: To ensure a satisfactory standard of engineering works for the construction hard landscaped areas to serve the development, to provide satisfactory facilities for vehicle access, parking and manoeuvring in the interests of highway safety and to ensure a sympathetic surface treatment for hardstanding areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. Before the stables hereby approved are first brought into use a scheme for the provision of a manure store for the development and a strategy for the removal of manure from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, materials and design of the manure store. The manure store shall thereafter be provided and made available for use in accordance with the duly approved scheme before the stables hereby approved are first brought into use and manure shall be removed from the site in accordance with the duly approved strategy.

Planning Committee Minutes - 18 May 2022

Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers and to ensure an appearance for the manure store which is sympathetic to the character of the site and its surroundings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

7. Before the stables hereby approved are first brought into use a scheme for the disposal of surface water from the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) 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;
 - b) 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);
 - c) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
 - d) details of how the drainage system will be maintained and managed after completion.

The duly approved scheme shall be implemented before the stables hereby approved are first brought into use, 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 surface water in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

8. The development shall be carried out in full accordance with the measures (including their timetable for implementation) detailed within the method statement under the heading "Reasonable Avoidance Measures (RAMs) Method Statement" contained in paragraph 3.2.2 of the document titled "Preliminary Ecological Appraisal" by "Pennine Ecological" dated March 2022.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of Great Crested Newts in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

9. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, a scheme for the installation of any exterior lighting to be installed on the building(s) and/or the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority before any such lighting is installed. The scheme shall include details of the lighting's: i) position and height on the building(s) and/or site; ii) spillage, luminance and angle of installation; and iii) any shields or hoods to be fixed to the lights. All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to existing and future occupiers or detract from visual amenity in the surrounding area as a result

Planning Committee Minutes - 18 May 2022

of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Informative(s)

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. Nesting birds:

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).

Item Number 3

Application No:	22/0156	Application Type:	Variation of Condition
Applicant:	Mr Scott Parkinson	Agent:	
Location:	Former Piggeries Poolside Freckleton Lancashire		
Proposal:	VARIATION OF CONDITION 2 ON PLANNING PERMISSION 17/0968 (APPROVED PLANS) TO INTRODUCE MINOR MATERIAL AMENDMENT BY REVISING HOUSE TYPE, GARAGE AND LOCATION OF PLOT 3		
Ward:	Freckleton East	Parish:	Freckleton

Decision

The decision on the application is delegated to the Head of Planning to allow him to GRANT Planning Permission subject to the following matters having been concluded:

- 1) The receipt of comments from BAE Systems and the consideration of the comments made; and
- 2) The drafting of a schedule of appropriate planning conditions and reasons.

Planning Committee Minutes - 18 May 2022

Item Number 4

Application No:	22/0169	Application Type:	Full Planning Permission
Applicant:	The Manse Nursing Home	Agent:	Mr Richard Ansell
Location:	The Manse Nursing Home Kirkgate Kirkham Preston Lancashire PR4 2TJ		
Proposal:	THREE STOREY EXTENSION TO FORM A TWENTY THREE BEDROOM ANNEX TO REAR FOLLOWING DEMOLITION OF 70 MARSDEN STREET WITH WIDENED FOOTPATH TO MARSDEN STREET.		
Ward:	Kirkham South	Parish:	Kirkham

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Dwg No. Manse01
- Proposed Elevations - Dwg No. Manse05 Rev A
- Proposed Site/Roof Plan - Dwg No. Manse06 Rev A
- Proposed Site & OS Data - Dwg No. Manse04 Rev A
- Proposed Lower Ground Floor Plans - Dwg No. Manse07 Rev A
- Proposed Ground Floor Plans - Dwg No. Manse08 Rev A
- Proposed First Floor Plans - Dwg No. Manse09 Rev A
- Proposed Second Floor Plans - Dwg No. Manse10 Rev A
- Footpath Layout Plans - Dwg No. Manse 11 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 (incorporating Partial Review) and the National Planning Policy Framework.

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

Planning Committee Minutes - 18 May 2022

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

4. No part of the development hereby approved shall commence until a scheme for improvements to the public footpath shown on the approved Footpath Layout Plan (dwg no. Manse 11 Rev A) has been submitted to, and approved by, the Local Planning Authority. The approved works shall be completed in accordance with this scheme prior to the first use of the extended accommodation hereby approved.

Reason: 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 that this highway improvements is appropriately implemented in accordance with Policy INF1 of the Fylde Local Plan to 2032 (incorporating Partial Review).

5. Prior to the first use of the extension hereby approved, the boundary treatment of the extended site to Marsden Street shall be constructed as a railing in accordance with the detail shown on the approved Proposed Elevations (dwg no. Manse 05 Rev A).

Reason To provide an appropriate boundary to the site in the interests of the character of the area as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

Informative(s)

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

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

2. Highway Advice Note

Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section 38 and/or section 278 Agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works to be carried out within the adopted highway.

Planning Committee Minutes - 18 May 2022

Item Number 5

Application No:	22/0189	Application Type:	Full Planning Permission
Applicant:	Mr Daniel Raynor	Agent:	Mr David Hadwin
Location:	525 Clifton Drive North Lytham St Annes Lancashire FY8 2QX		
Proposal:	CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO A HOME FOR UP TO 2 YOUNG PEOPLE (BETWEEN THE AGES OF 8 AND 17) WITH CARE PROVIDED BY NON-RESIDENT CARERS WORKING IN SHIFTS (USE CLASS C2)		
Ward:	St Leonards	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Mapserve produced on 2nd Mar 2022
- Existing & Proposed Site Plan - Drawing no. A022/022/P/02
- Proposed Elevations & Floor Plans - Drawing no. A022/022/P/01 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 (incorporating Partial Review) and National Planning Policy Framework.

3. The property shall be used to provide care for no more than two young persons (aged 8-17 inclusive) at any one time, along with the appropriate care support staff as required.

Reason: To provide control over the level of occupation of the property to ensure that there are no parking or other amenity considerations established that would require further assessment to establish compliance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

4. The use hereby approved shall at all times operate in accordance with the Management Plan recorded as received by the Council on 2 March 2022.

Planning Committee Minutes - 18 May 2022

Reason: In the interests of the residential amenity of the local area and to avoid undue pressure on local on-street parking provision in accordance with the provisions of Fylde Local Plan to 2032 incorporating Partial Review policies GD7 and T5, and the National Planning Policy Framework.

5. Prior to the commencement of the use hereby approved, the 4 car parking spaces indicated on drawing A022/022/P/02 shall be made available for use and shall remain available for the parking of vehicles at all times that the proposed use is undertaken at the property.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 incorporating Partial Review policies GD7 and T5, and the National Planning Policy Framework.

6. The accommodation shall be used as a children's home within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose, including any other use within use Class C2 and specifically shall not be used as supported living accommodation solely for 16 – 18 year olds.

Reason: To ensure that the future use of the premises is limited to one which can be carried out in any residential area without detriment to the amenity of that area in order that it remains compatible with and does not have any adverse amenity impacts upon the occupiers of nearby dwellings; to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; and to preserve the vitality and viability of neighbouring centres by preventing the building being changed to a main town centre use without the application of the sequential test in accordance with the requirements of policies GD7, EC5 and T5 of the Fylde Local Plan to 2032 incorporating Partial Review, and the National Planning Policy Framework.

Informative(s)

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

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