



MINUTES

Planning Committee

Date:	Wednesday, 18 April 2018
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas
Other Members Present:	Councillor Maxine Chew
Officers Present:	Ian Curtis, Mark Evans, Kieran Birch, Lyndsey Lacey- Simone
Members of the Public:	3 members of the public were in attendance during the course of the day.

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.

Councillor Maxine Chew declared a personal and prejudicial interest in planning application no: 18/0144 relating to Greenways, 77 Mains Lane, Singleton and withdrew from the meeting during the discussion and voting thereon.

Councillor Maxine Chew declared a personal interest in item 5 on the main agenda relating to the A585 Skippool to Windy Harbour Relief Road.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 14 March 2018 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

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.

(Councillor Kiran Mulholland left to the meeting prior to the discussion and voting on the following matters)

5. A585 – Skippool to Windy Harbour Relief Road

The Chairman invited Mark Evans (Head of Planning and Housing) to introduce the report. In doing so, he advised that Highways England were consulting on proposals to improve the A585 between Windy Harbour and Skippool ahead of submitting a planning application to the Planning Inspectorate in line with the Nationally Significant Infrastructure Projects (NSIP) provisions. The report set out some of the key areas for the committee to consider when making representations to the consultation.

With the consent of the Chairman, Councillor Maxine Chew was also invited to address the committee on this matter.

Following detailed consideration of this matter, it was RESOLVED:

1. That the Council respond to Highways England's consultation to advise that Fylde Council support the principle of the construction of the proposed A585 Skippool – Windy Harbour relief Road subject to:
 - Appropriate mitigation being incorporated to minimise the impact of the proposed development on the amenity of neighbouring residential properties.
 - The provision of an ecological mitigation scheme that incorporates further blocks of woodland planting in order to offset the impacts of the loss of woodland resulting from the scheme.
 - The provision of a "Heritage Improvement Scheme" in order to offset any adverse impacts on the setting of locally, nationally and non-designated heritage assets.
 - Consideration of any consequential impacts of the proposed relief road along the remainder of the A585, particularly within Fylde Borough.
2. To appoint a small working group comprising: Councillors Maxine Chew, Linda Nulty, Neil Harvey and Sandra Pitman to oversee the Council's case to be presented to the NSIP examination of the proposed development.
3. That authority be delegated to the Head of Planning and Housing to prepare the Council's case and respond to third party representations (as appropriate) following consultation with the appointed group of members as set out in 2 above.

6. Delegated Authority to Revoke Planning Permission

The Chairman invited Ian Curtis (Head of Governance) to introduce the report.

In brief, members were advised that the Council's Constitution does not include provision to delegate authority to the Director of Development Services to revoke planning permissions. An overview of matters associated to this with specific reference to 'pooled contributions' were set out in the report.

Following consideration of this it was RESOLVED to grant delegated authority to the Director of Development Services to make an order revoking planning permissions under section 97 of the Town and Country Planning Act 1990 in cases where the person(s) affected by it has indicated that the order is likely to be unopposed.

7. Appeal Against Addition of Two Properties to the Local List of Heritage Assess

It was RESOLVED to defer consideration of this matter to the next appropriate meeting of the Committee.

8. Confirmation of Article 4 Direction: 272-280 Clifton Drive South, St Annes

Mark Evans (Head of Planning and Housing) was invited to present the updated report. In doing so, he made reference to the decision of the committee on 8 November 2017 with regard to this matter.

The Committee was advised that the Direction had been the subject of public consultation and the owner of the building had been written to in order to advise of the making of the Direction. In view of the fact that no comments had been received, the Committee was recommended to confirm the Order.

A copy of the plan identifying the site together with a copy of the original report of 8 November were included as appendices to the report.

It was RESOLVED - That the direction under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 to remove the permitted development rights granted by paragraph B of part 11 of schedule 2 to the order in respect of the buildings at 272-280 (evens) Clifton Drive South, St Annes shown hatched in the plan appended to the report be confirmed.

9. Substitute Vacancy – Planning Committee

IT WAS RESOLVED - That Councillor Jayne Nixon be appointed to fill the vacant substitute position on the Planning Committee.

Information Items

10. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 2 March and 6 April 2018.

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Planning Committee Minutes

18 April 2018

Item Number: 1

Application Reference: 16/0621		Type of Application: Discharge of Conditions	
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITIONS ON PLANNING PERMISSION 13/0655 RELATING TO CONDITION 11- MAINTENANCE OF THE COMMUNAL AREAS, CONDITION 33- CAR PARK MANAGEMENT PLAN, CONDITION 34 - AFC FYLDE EVENT MANAGEMENT PLAN, CONDITION 34 - TRAFFIC MANAGEMENT PLAN AND CONDITION 46 - HOURS OF OPERATION		

Decision

Discharge of Conditions: - Application Deferred

Reason

- 1 Committee resolved to defer the decision on the application until such time that the full and formal comments of the Local Highways Authority in relation to the Revised Car Parking Management Strategy have been received and considered and are available for the Committee to inform their decision and to allow the town council an adequate opportunity to comment on the revised plans.

Item Number: 2

Application Reference: 17/0690		Type of Application: Full Planning Permission	
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM SPORTS VILLAGE, CORONATION WAY, MEDLAR WITH WESHAM		
Proposal:	CHANGE OF USE OF SECOND FLOOR OF MAIN STAND TO USE AS A 19 BEDROOM HOTEL (USE CLASS C1) WITH ASSOCIATED ALTERATIONS TO EXTERIOR OF STAND		

Decision

Full Planning Permission: - Application Deferred

Reason

- 1 Committee resolved to defer the decision on the application until such time that the full and formal comments of the Local Highways Authority in relation to the Revised Car Parking Management Strategy have been received and considered and are available for the Committee to inform their decision and to allow the town council an opportunity to comment on the revised plans.

Item Number: 3

Application Reference: 18/0144		Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Chew	Agent :	Shepherd Planning
Location:	GREENWAYS, 77 MAINS LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7LD		
Proposal:	DETACHED BUNGALOW WITH VEHICLE ACCESS AND TURNING POINT.		

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 consent relates to the following details:

Approved plans:

- Proposed location, floor and elevation plans - drawing no. PL01 REV. B (March 18)

Supporting Reports:

- Planning, Design and Access Statement - Shepherd Planning (February 2018)
- Ecological Appraisal - Envirotech (December 2017)

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Prior to the commencement of any development a schedule of all materials to be used on the external walls and roof of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwelling and only varied with the prior written consent of the Local Planning Authority.

Reason: To secure a satisfactory standard of development. In accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 Prior to the commencement of development a drainage scheme for the treatment of foul and surface water shall be submitted to the Local Planning Authority for approval. Thereafter the approved system(s) shall be installed prior to first occupation of the dwelling and thereafter retained in the approved form.

Reason: To secure proper drainage and to manage the risk of flooding and pollution. In accordance with Policy EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 5 Prior to construction works taking place on site measures shall be in place to protect the existing Hawthorn hedge to the roadside frontage. The extent of hard surfacing on the site shall be limited to those areas indicated on drawing no. PL01 REV. B (March 18).

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework. and 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, Section 11.

- 6 The development hereby approved shall not be first occupied or brought into use until the fencing shown on the approved plans PL01 REV. B has been erected. Thereafter the fencing shall be retained in its approved form and the domestic curtilage areas shall not be altered or used for any purpose other than in association with the residential occupation of the dwelling.

Reason: To ensure that adequate amenity areas are provided to serve the dwelling approved and to define and separate the domestic curtilage from other uses on the adjacent site. In accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) and criterion p of Policy GD7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 7 No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and 13:00 hours on Saturdays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours. In accordance with Policy EP27 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 8 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety. In accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.

Reason: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles. In accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 10 No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to 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 any vegetation shall take place during the bird nesting season 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 the requirements of Policy EP19 of the Fylde Borough Local Plan as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

- 11 The development hereby approved shall be implemented in full accordance with the Mitigation Measures described in section 7.2.2 of the ecological assessment prepared by 'envirotech' and dated December 2017.

Reason: For the avoidance of harm to amphibians during the course of construction in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the local plan to 2032 and Paragraph 118 of the NPPF.

- 12 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E and Part 2 Class A 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 safeguard the amenity of adjoining occupiers and to prevent further encroachment into the countryside in accordance with the requirements of Policies SP2, EP12 and HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4, ENV1 and GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. There shall be no connection to the A585(T) highway drainage system and no works shall involve the closure to traffic of the A585(T).
2. 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. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems