

## Development Control Committee



Date	29 March 2006
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) John Bennett (Vice-Chairman)  George Caldwell, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Elizabeth Oades, Albert Pounder, Heather Speak, William Thompson, Colin Walton, Andrea Whittaker
Other Councillors	Maxine Chew
Officers	Ian Curtis, Mark Evans, Paul Drinnan, Tony Donnelly, Lyndsey Lacey
Others	None

### Vice-Chairman

Councillor John Bennett was appointed Vice-Chairman for the purposes of the meeting.

### 1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Councillor Peter Hardy declared a personal and prejudicial interest in planning application no 06/0030 relating to 20 The Nook, Staining and withdrew from the meeting.

Councillor Colin Walton declared a personal interest in planning application no 05/0932 relating to 19 Church Road, Lytham in so far as he is a member of Lancashire County Council's Health Overview and Scrutiny Committee.

Councillor Elizabeth Oades declared a prejudicial interest in planning application no 06/0068 relating to the Clinic, Back Headroomgate Road, St Annes and withdrew from the meeting.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 15 February 2006 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 25.3:

Councillor Mrs Elizabeth Oades substituted for Councillor Linda Nulty

4. Development control matters

The Committee considered the report of Mark Evans (Development Control Committee) which set out various planning applications, together with the late observation schedule that was circulated to all members present at the meeting.

(Councillors George Caldwell and William Thompson requested that their names be recorded as having voted against approval of planning application no 05/0932 relating to 19 Church Road, Lytham)

(Councillors George Caldwell, Howard Henshaw and Colin Walton requested that their names be recorded as having voted against approval of planning application no 06/0068 relating to the Clinic, Back Headroomgate Road, St Annes)

RESOLVED - To decide the applications as stated in the schedule attached.

5. Councillor Harold Butler

Councillor John Bennett on behalf of the Committee expressed his gratitude to Councillor Butler for his work as Chairman of Committee over the last two years.

-----

# Development Control Committee Decisions

## 29 March 2006

Item No:	Application No:	Location/Proposal	Final Decision
1	05/0932	19 CHURCH ROAD, LYTHAM, LYTHAM ST ANNES CHANGE OF USE FROM DENTIST TO OFFICE AND STAFF TRAINING FACILITY FOR LEARNING DISABILITY CHARITY AND SINGLE STOREY REAR EXTENSION	Granted
2	05/0937	NEWTON GRANGE FARM, GRANGE LANE, NEWTON, PRESTON CONVERSION OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING	Refused
3	05/1024	NEWTON GARAGE, BLACKPOOL RD, NEWTON, PRESTON CHANGE OF USE OF GARDEN CENTRE PREMISES TO LIGHT ENGINEERING WITH ASSOCIATED OFFICE, STORAGE AND SALES	Granted
4	05/1079	17 TUXFORD ROAD, 11 & 12 KIRTON CRESCENT, LYTHAM, LYTHAM ST ANNES PART RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF THREE RETAIL UNITS INTO RESIDENTIAL 2 BED APARTMENTS.	Refused
5	05/1099	2 SANDGATE, ST ANNES, LYTHAM ST ANNES, FY8 2NL DEVELOPMENT OF EXISTING BUNGALOW TO FORM TWO STOREY DWELLING.	Withdrawn by Applicant
6	05/1139	47 ELMHURST ROAD, ST ANNES, LYTHAM ST ANNES, FY8 3JH NEW DETACHED DWELLING	Granted
7	06/0030	20 THE NOOK, STAINING, BLACKPOOL SINGLE STOREY SIDE EXTENSION	Granted
8	06/0064	SKIPPOOL SERVICE STATION (TEXACO GARAGE), MAINS LANE, SINGLETON, POULTON LE FYLDE RAISING OF FORECOURT CANOPY BY 1 METRE	Application Deferred

9	06/0068	CLINIC, HEADROOMGATE ROAD, ST ANNES, LYTHAM ST ANNES OUTLINE APPLICATION FOR PROPOSED HOUSING DEVELOPMENT 60% AFFORDABLE AND 40% MARKET	Granted
10	06/0087	14 DOVER ROAD, ST ANNES, LYTHAM ST ANNES, FY8 3HN SINGLE STOREY REAR EXTENSION AND GARAGE STORE	Granted
11	06/0094	15 BANK LANE, WARTON, PRESTON SINGLE STOREY BUNGALOW - ONE BEDROOM DOMESTIC DWELLING	Refused

# Development Control Committee Minutes

## 29 March 2006

Item Number: 1

<b>Application Reference:</b> 05/0932		<b>Type of Application:</b> Change of Use	
<b>Applicant:</b>	Fylde Community Link Ltd	<b>Agent :</b>	Mr Fergus Stokes
<b>Location:</b>	19 CHURCH ROAD, LYTHAM, LYTHAM ST ANNES		
<b>Proposal:</b>	CHANGE OF USE FROM DENTIST TO OFFICE AND STAFF TRAINING FACILITY FOR LEARNING DISABILITY CHARITY AND SINGLE STOREY REAR EXTENSION		

### Decision

Change of Use Granted

### Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 3 This consent relates to the revised plan[s] received by the Local Planning Authority on the 28 March 2006.

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

- 4 Details showing the design of all windows shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The windows shall be installed to the satisfaction of the local planning authority prior to the building first becoming occupied.

Such details are not clearly shown on the application and to secure an overall satisfactory standard of development.

- 5 Prior to the extension hereby approved first coming into use, details of a scheme of works for the surfacing and laying out of the rear yard and car parking area shall be submitted to, approved in writing by and implemented to the reasonable satisfaction of the local planning authority. The works shall provide for the retention of the existing rear boundary wall.

In order to protect the character of this conservation area location.

- 6 All window frames on the proposed extension shall be set in a minimum of 100mm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.

To ensure a satisfactory standard of development in the interests of the overall quality of the built development.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

**REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

**SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which  
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: EMP3, EP3

PPG's/PPS's: PPS, PPG15

**Item Number: 2**

<b>Application Reference:</b> 05/0937		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	D. Dempster	<b>Agent :</b>	CFM Consultants Ltd
<b>Location:</b>	NEWTON GRANGE FARM, GRANGE LANE, NEWTON, PRESTON		
<b>Proposal:</b>	CONVERSION OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING		

**Decision**

Full Planning Permission Refused

**Conditions and Reasons**

- 1        The applicant has failed to demonstrate that the building is capable of conversion without substantial reconstruction or major demolition and without major extension. The proposal therefore, fails to satisfy criterion 2 of Policy SP6 of the adopted Fylde Borough local Plan 1996 - 2006 as altered (October 2005), which lays down specific criteria against which the conversion of rural buildings to residential use shall be adjudged.
- 2        The proposal fails to satisfy criterion 3 of Policy SP6 of the adopted Fylde Borough local Plan 1996 - 2006 as altered (October 2005), which lays down specific criteria against which the conversion of rural buildings to residential use shall be adjudged in that the design and form of the proposed alterations would represent a detriment to visual amenity of the character of the barn and the wider countryside area.
- 3        The establishment of an extensive residential curtilage would adversely affect the setting of the existing barn which would be detrimental to the character of the existing building and the wider rural locality. As such the proposal would be contrary to criterion 3 of Policy SP6 of the adopted Fylde Borough local Plan as altered (October 2005).
- 4        The applicant has failed to demonstrate that there are no protected species present in the existing building. As such the proposal would be contrary to Policy 21 of the Joint Lancashire Structure Plan and the advice contained within PPS9 which seek to protect wildlife habitat.

**Item Number: 3**

<b>Application Reference:</b> 05/1024		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	MSS Holdings Limited	<b>Agent :</b>	P Wilson & Company
<b>Location:</b>	NEWTON GARAGE, BLACKPOOL RD, NEWTON, PRESTON		
<b>Proposal:</b>	CHANGE OF USE OF GARDEN CENTRE PREMISES TO LIGHT ENGINEERING WITH ASSOCIATED OFFICE, STORAGE AND SALES		

**Decision**

Full Planning Permission Granted

**Conditions and Reasons**

- 1        The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.  
  
          This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.
- 2        Before the use hereby approved is first commenced, a hard surfaced driveway of a minimum width of 6metres shall be provided between the highway and the car parking area shown on the approved plans.  
  
          In the interests of highway safety.
- 3        No goods, equipment, waste products, pallets or materials shall be stored or deposited to a height of over 2.00 metres above ground level  
  
          To safeguard visual amenities and the efficient operation of activities within the site.
- 4        No storage, display or sale of goods shall take place outside the buildings on the site except within the area to the north of the main building shown as external storage area on Drawing 1613/1 accompanying the application.  
  
          To safeguard the amenities of this countryside area, and in the interests of highway safety.
- 5        Landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include means of enclosures and planting to the reinforce screening of the rear storage area, and treatment of the area alongside the widened access driveway. 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. 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.

To enhance the quality of the development in the interests of the amenities of the locality.

- 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 syvicultural 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.

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

- 7 The car parking and turning areas indicated on the approved plan shall be made available for those purposes concurrently with the premises being brought into use, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for staff and visitors or delivery /collection vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 8 There shall be no deliveries or servicing of the site between the hours of 8pm on one day and 7am the next.

To safeguard the amenities of nearby residential properties.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed

variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: SP2

Joint Lancashire Structure Plan: Policy 4

PPG's/PPS's: PPS, PPG4, PPS7

**Item Number:** 4

<b>Application Reference:</b> 05/1079		<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Prestige Residential Developemnts Ltd	<b>Agent :</b>	Leith Planning Ltd
<b>Location:</b>	17 TUXFORD ROAD, 11 & 12 KIRTON CRESCENT, LYTHAM, LYTHAM ST ANNES		
<b>Proposal:</b>	PART RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF THREE RETAIL UNITS INTO RESIDENTIAL 2 BED APARTMENTS.		

## Decision

Change of Use Refused

### Conditions and Reasons

- 1 The proposal would run counter to Policy 12 of the Joint Lancashire Structure Plan which indicates that planning permission should not be granted for further residential development where more than one years supply of land exists. There currently exists about a ten year supply of housing land in the Borough.
- 2 The proposal would run counter to Policy HL1 of the Fylde Borough Local Plan (As Altered October 2005), which indicates that planning permission will not be granted for further residential development except where the development falls within stated exceptions. The proposal development does not fall within any of the stated exceptions.
- 3 The proposal is contrary to Policy SH12 of the Fylde Borough Local Plan (As Altered October 2005), which indicates that changes of use from retail to non-retail uses will not be permitted unless it can be shown that, there is an alternative local shop which can serve the area, and that the units are vacant and there have been reasonable attempts to sell or let them.

### Item Number: 5

<b>Application Reference:</b> 05/1099		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr J Plum	<b>Agent :</b>	Bromley Parker Architects
<b>Location:</b>	2 SANDGATE, ST ANNES, LYTHAM ST ANNES, FY8 2NL		
<b>Proposal:</b>	DEVELOPMENT OF EXISTING BUNGALOW TO FORM TWO STOREY DWELLING.		

## Decision

Withdrawn by Applicant

### Item Number: 6

<b>Application Reference:</b> 05/1139		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr M Pickerins	<b>Agent :</b>	Robert Newman
<b>Location:</b>	47 ELMHURST ROAD, ST ANNES, LYTHAM ST ANNES, FY8 3JH		
<b>Proposal:</b>	NEW DETACHED DWELLING		

## Decision

Full Planning Permission Granted

### Conditions and Reasons

- 1           The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2           The proposed window[s] shown coloured green on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 3           Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

- 4           Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced.

Such details are not clearly shown on the application and to secure an overall satisfactory standard of development.

- 5           Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any subsequent Order superseding it] no development of the type described in Schedule 2, Part 1, Class A shall be undertaken without the prior approval of the Local Planning Authority.

To ensure the Local Planning Authority to retain control over development which is not permanent residential accommodation and the form of which requires careful assessment.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the

development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

## **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

## **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which  
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: HL1, HL5

PPG's/PPS's: PPS, PPG3

**Item Number:** 7

<b>Application Reference:</b> 06/0030		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Linda Hardy	<b>Agent :</b>	Robert Newman
<b>Location:</b>	20 THE NOOK, STAINING, BLACKPOOL		
<b>Proposal:</b>	SINGLE STOREY SIDE EXTENSION		

## Decision

Full Planning Permission Granted

## Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

### **IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and

the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

### **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

### **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which  
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: HL5

PPG's/PPS's: PPS1

**Item Number:** 8

<b>Application Reference:</b> 06/0064		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Texaco Garage	<b>Agent :</b>	R S Design Consultancy
<b>Location:</b>	SKIPPOOL SERVICE STATION (TEXACO GARAGE), MAINS LANE, SINGLETON, POULTON LE FYLDE		
<b>Proposal:</b>	RAISING OF FORECOURT CANOPY BY 1 METRE		

### **Decision**

Application Deferred

### **Reasons**

Neighbour did not receive details of committee meeting at which he had requested to speak.

**Item Number: 9**

<b>Application Reference:</b> 06/0068		<b>Type of Application:</b> Outline Planning Permission
<b>Applicant:</b>	Fylde Primary Care Trust	<b>Agent :</b>
<b>Location:</b>	CLINIC, HEADROOMGATE ROAD, ST ANNES, LYTHAM ST ANNES	
<b>Proposal:</b>	OUTLINE APPLICATION FOR PROPOSED HOUSING DEVELOPMENT 60% AFFORDABLE AND 40% MARKET	

**Decision**

Outline Planning Permission Granted

**Conditions and Reasons**

- 1        A subsequent application for the 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 whichever is the later of the following dates:  
  
          [a]    The expiration of five years from the date of this permission;  
          or  
          [b]    The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.  
  
          Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2        Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters: Siting of Development, Design of Built Development, External Appearance of Built Development, Means of Access to the Development Site and Landscaping to the Development Site.  
  
          This permission is an outline planning permission and details of these matters still remain to be submitted.
- 3        Unless otherwise agreed in writing, the development shall be restricted to two storeys or two storeys with a third storey incorporated into the roof.  
  
          In order to protect the character of the area.
- 4        No development shall take place upon the site until such time as a scheme of off site highway and access improvements has been submitted to and agreed in writing by the local planning authority. No property shall be occupied until the approved scheme has been implemented to the reasonable satisfaction of the local planning authority.  
  
          To provide for a safe and convenient vehicular access to the site.
- 5        A minimum of 60% affordable housing of a type (in terms of size of property and tenure) to be agreed with the Local Planning Authority shall be incorporated into the detailed layout and thereafter that provision shall be maintained within the site layout;



the affordable housing shall only be used for the purposes of specifically providing housing accommodation for a registered social landlord.

To accord with the provisions of Policy HL1 of the Fylde Borough Local Plan as altered which requires the provision of affordable housing.

- 6 The reserved matters submitted in regard to condition 2 above shall include details of the provision of public open space in accordance with Policy TREC17 of the Fylde Borough Local Plan.

In order to secure adequate open space for the future occupiers of the development.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

**REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

**SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which

comprises of the:  
The Fylde Borough Local Plan.  
The Joint Lancashire Structure Plan.  
and all other relevant planning guidance  
and in particular Policies:

Fylde Borough Local Plan: HL1  
Joint Lancashire Structure Plan: Policy 12  
PPG's/PPS's: PPS, PPG3

#### **Informative notes:**

**Item Number:** 10

<b>Application Reference:</b> 06/0087		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	J Longstaff	<b>Agent :</b>	D Turnbull Esq
<b>Location:</b>	14 DOVER ROAD, ST ANNES, LYTHAM ST ANNES, FY8 3HN		
<b>Proposal:</b>	SINGLE STOREY REAR EXTENSION AND GARAGE STORE		

#### **Decision**

Full Planning Permission Granted

#### **Conditions and Reasons**

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

To ensure visual harmony in respect of the overall development.

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the

development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Control Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a „condition precedent“, the following should be also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

## **REASON FOR APPROVAL**

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

## **SUMMARY OF RELEVANT POLICIES**

This decision has been made having regard to:  
the policies contained within the adopted Development Plan which  
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance

and in particular Policies:

Fylde Borough Local Plan: SP1, HL5

Joint Lancashire Structure Plan: Policy 2

PPG's/PPS's: PPS1 Delivering Sustainable Development

**Item Number:** 11

<b>Application Reference:</b> 06/0094		<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr H Roberts	<b>Agent :</b>	
<b>Location:</b>	15 BANK LANE, WARTON, PRESTON		
<b>Proposal:</b>	SINGLE STOREY BUNGALOW - ONE BEDROOM DOMESTIC DWELLING		

### **Decision**

Full Planning Permission Refused

### **Conditions and Reasons**

- 1        The proposal to build a new dwelling would exacerbate the existing over-supply of land with planning permission for residential development within the borough. This would be contrary to Policy 12 of the Joint Lancashire Structure Plan 2001 – 2016 and Policy HL1 of the Fylde Borough Local Plan (As Altered) Oct 2005.
- 2        The proposal to build a new dwelling within the greenbelt between Lytham and Warton would prejudice the openness of the green belt and would be contrary to the advice in PPG2: Green Belts and Policy SP3 of the Fylde Borough Local Plan (As Altered) Oct 2005.
- 3        The submitted plans are insufficient to determine whether the proposed development would fit on the application site as shown on the location plan.