



MINUTES

Planning Committee

Date:	Wednesday, 5 January 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, Andrew Stell, Rob Buffham, Lyndsey Lacey-Simone.

New Year Greetings

At the commencement of the meeting, Councillor Fiddler wished members and officers a very happy and healthy New Year.

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 8 December 2021 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.

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

(Councillor Liz Oades requested that her name be recorded as having voted against approval of planning applications nos: 21/0627 and 21/0628 relating to Bullhorns Smokehouse, 32 Poulton Street, Kirkham)

Information Items

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

5. List of Appeals Decided

This information report noted that no appeal decision letters had been received between 26/11/2021 and 17/12/2021.

Fylde Council copyright [2022]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at www.fylde.gov.uk
any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Planning Committee Minutes

05 January 2022

Item Number: 1

Application Reference:	21/0627	Type of Application:	Full Planning Permission
Applicant:	Mr McDonald	Agent :	
Location:	BULLHORNS SMOKEHOUSE, 32 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
Proposal:	ERECTION OF SINGLE STOREY TIMBER SHELTER TO REAR TO PROVIDE COVER FOR EXTERNAL FOOD 'SMOKERS' (RETROSPECTIVE)		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. 101 Rev A
- Site Plan - Drawing no. 101 Rev A
- Plans & Elevations - Drawing no. 101 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

2. Within three months of the date of this permission the timber elevations of the outbuilding hereby approved shall be consistently stained in a dark colour finish, details of which are to be submitted to and approved by the Local Planning Authority prior to its application onto the outbuilding' elevations. The building shall remain in this condition thereafter.

Reason: To ensure an appropriate material finish which is sympathetic to the character of the site and its surroundings in accordance with the requirements of Fylde Local Plan to 2032 policies ENV5 and 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.

Item Number: 2

Application Reference:	21/0628	Type of Application:	Listed Building Consent
Applicant:	Mr McDonald	Agent :	
Location:	BULLHORNS SMOKEHOUSE, 32 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
Proposal:	LISTED BUILDING CONSENT ERECTION OF SINGLE STOREY TIMBER SHELTER TO PROVIDE COVER FOR EXTERNAL FOOD 'SMOKERS'		

Decision

Listed Building Consent :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. 101 Rev A
- Site Plan - Drawing no. 101 Rev A
- Plans & Elevations - Drawing no. 101 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

Item Number: 3

Application Reference:	21/0930	Type of Application:	Listed Building Consent
Applicant:	Fylde Borough Council	Agent :	The Paul Hogarth Company
Location:	MARKET SQUARE, CHURCH STREET, KIRKHAM, PRESTON, PR4 2SD		
Proposal:	LISTED BUILDING CONSENT FOR WORKS TO THE FISHSTONES AND LAMP POST AS PART OF A WIDER PUBLIC REALM IMPROVEMENT SCHEME: 1) RELOCATION AND RESETTING OF THE FISHSTONES AND LAMP POST 1.5M TO THE SOUTH WEST, 2) REINSTATEMENT OF SUPPORTING LEG, 3) UPLIGHTING BENEATH FISHSTONES, 4) RE-PAINTING OF LAMP POST.		

Decision

Listed Building Consent :- Granted

Conditions and Reasons

1. The development must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission relates to the following plans:

- Location Plan drawing reference 1409 104 revision P01.
- Existing Fishstones and Lamp drawing reference 1409 902 revision P00.
- Proposed works to Fishstones and Lamp drawing reference 1409 903 revision P00.

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.

Item Number: 4

Application Reference: 21/0931		Type of Application: Listed Building Consent	
Applicant:	The Paul Hogarth Company	Agent :	The Paul Hogarth Company
Location:	MARKET SQUARE, CHURCH STREET, KIRKHAM, PRESTON, PR4 2SD		
Proposal:	LISTED BUILDING CONSENT FOR WORKS TO LISTED PHONE BOX AS PART OF WIDER PUBLIC REALM IMPROVEMENT SCHEME: 1) PHONE BOX TO BE LIFTED AND RESET TO REMOVE EXISTING LEAN, 2) RE-PAINTING, AND 3) REPAIRS TO DAMAGE AND DETERIORATION		

Decision

Listed Building Consent :- Granted

Conditions and Reasons

1. The development must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission relates to the following plans:

- Location Plan - Project 1409 Drawing 105 Revision P01.
- Proposed works to Telephone Kiosk - Project 1409 Drawing 901 Revision P00

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 (Including Partial Review) and National Planning Policy Framework.

Item Number: 5

Application Reference:	21/0937	Type of Application:	Full Planning Permission
Applicant:	Fylde Borough Council	Agent :	The Paul Hogarth Company
Location:	MARKET SQUARE, CHURCH STREET, KIRKHAM, PRESTON, PR4 2SD		
Proposal:	PUBLIC REALM IMPROVEMENT WORKS TO INCLUDE 1) AN ENHANCED MARKET SQUARE CIVIC SPACE, 2) UPGRADE OF STREETSCAPE TO INCLUDE NEW HIGH QUALITY SURFACING, 3) RATIONALISATION OF PARKING WITH DEFINED PARKING/LOADING BAYS INTRODUCED, 4) UPGRADED STREET FURNITURE INCLUDING NEW CYCLE STANDS, LIGHTING AND TREE PLANTING.		

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 reference 1409 103 revision P02.
- Masterplan drawing reference 1409 102 revision P06.
- Existing Fishstones and Lamp drawing reference 1409 902 revision P00.
- Proposed works to Fishstones and Lamp drawing reference 1409 903 revision P00.
- Existing Telephone Box drawing reference 1409 900 revision P00.
- Proposed works to telephone box drawing reference 1409 901 revision P00.

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 otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with external materials illustrated on drawing titled Masterplan (drawing reference 1409 102 revision P06).

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

4. Prior to the installation of any external lighting at the site, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for lighting column design and confirmation of column colour, as well as colour for the relocated Fishstones Lamppost. Thereafter only lighting contained in the approved scheme shall be implemented at the site.

Reason: To ensure a high standard of design in accordance with the requirements of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

5. During construction of the development works on site shall be restricted to between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

6. 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 details of the following: -

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- provision of any portacabins on the site.
- the erection and maintenance of security hoarding.
- 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).
- Routes to be used by vehicles carrying plant and materials to and from the site.
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Wheel wash facilities.
- Measures to control noise, dust and vibration.

The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

7. Soft landscaping, including tree and shrub planting, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained 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 appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements, in accordance with policy GD7 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

8. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be

submitted to, and approved in writing by, the local planning authority. The programme shall include works to Listed Buildings, as well as monitoring of excavations below the level of the bedding for current surfaces and the recording and excavation of any archaeological features that may be revealed by the excavations, with a phase of appropriate analysis, reporting and publication. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development in accordance with Policy ENV5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

9. Prior to the planting of any soft landscaping, a Soft Landscape Maintenance Strategy for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall be maintained in accordance with this approved Landscape Maintenance Strategy thereafter unless an alternative Soft Landscape Maintenance Strategy is subsequently approved in writing by the local planning authority, in which case the area shall be maintained in accordance with that alternative Strategy.

Reason: To ensure a mechanism is in place for the appropriate long term maintenance of the soft landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements, in accordance with policy GD7 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework 2021.

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 providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.