



# Minutes

## PLANNING COMMITTEE

<b>Date:</b>	Wednesday, 15 March 2017
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Maxine Chew, Neil Harvey, Angela Jacques, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder, Heather Speak, Ray Thomas.
<b>Other Members:</b>	Councillors Alan Clayton, Paul Hayhurst, Sandra Pitman
<b>Officers Present:</b>	Mark Evans, Ian Curtis, Andrew Stell, Kieran Birch, Rob Buffham, Lyndsey Lacey-Simone.
<b>Other Attendees:</b>	Approx 30 members of the public were present 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 Barbara Nash declared a personal and prejudicial interest in planning application 16/0639 relating to The Gables, 35 -39 Orchard Road, St Annes and withdrew from the meeting during the discussion and voting thereon.

Councillor Edward Nash declared a personal and prejudicial interest in planning application 16/0639 relating to The Gables, 35 -39 Orchard Road, St Annes and withdrew from the meeting immediately after speaking on the matter under the public speaking arrangements.

Councillor Linda Nulty declared an interest (in terms of appearance of bias) in planning application no 16/0876 relating to Mill Farm Sports Village (Petrol Station and Kiosk), Fleetwood Road, Medlar with Wesham and withdrew from the meeting immediately after speaking on the matter under the public speaking arrangements.

Councillor Linda Nulty declared a personal and prejudicial interest in planning application 16/1016 relating to Mill Farm Sports Village (changing and function room facilities), Medlar with Wesham and withdrew from the meeting immediately after speaking on the matter under the public speaking arrangements.

Councillor Heather Speak declared a personal and prejudicial interest in planning application nos: 17/0014 and 17/0015 relating to New Hall Farm, Roseacre Road, Treales and left the meeting before the item was discussed.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting held on 8 March 2017 were not available for confirmation and will be considered at the next meeting.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Maxine Chew for Councillor Jan Barker.

Councillor Angela Jacques for Councillor Michael Cornah.

Councillor Ray Thomas for Councillor Christine Akeroyd.

Decision Items

4. Planning Committee matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) 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.

In the course of discussion on planning application no.16/1016, members requested that officers bring a report to an early meeting of the committee regarding progress on regularising the parking arrangements at the Mill Farm site on AFC Fylde match days.

(Councillors Maxine Chew and Heather Speak were not in attendance during the consideration and voting on planning applications nos: 16/0847, 16/0374, 16/0933, 16/0975, 17/0014, 17/0015 and 17/0104)

(Councillor Albert Pounder was not in attendance during the presentation of planning application nos: 17/0014 and 17/0015 and as a consequence, he did not vote on the matter)

5. Fylde Council Tree Preservation Order 2016.05: Moss Side Lane, Wrea Green.

Ian Curtis (Head of Governance) reported that the Council had received a formal objection to Fylde Council Tree Preservation Order 2016.05: Moss Side Lane, Wrea Green. It was reported that the TPO must be confirmed before 30th March 2017 or it would become ineffective.

Members were advised that the Council's Constitution requires that when an objection is received, the decision to confirm it must be taken by Planning Committee.

It was further report that the Tree Officer had considered this objection and found that it was not substantiated.

Following discussion, IT WAS AGREED to confirm the Order so that it is permanent.

Information Items

6. List of Appeals Decided

This information report provided details of appeal decision letters received between 21/01/17 and 3/3/2017.

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# Planning Committee Minutes

## 15 March 2017

Item Number: 1

<b>Application Reference:</b>	16/0374	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Mr Webb	<b>Agent :</b>	PWA Planning
<b>Location:</b>	DALMENY HOTEL, 19-33 SOUTH PROMENADE, LYTHAM ST ANNES, FY8 1LX		
<b>Proposal:</b>	OUTLINE APPLICATION FOR ERECTION OF A 5 STOREY BUILDING TO PROVIDE 34 APARTMENTS AND ASSOCIATED PARKING FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS (NO. 272-278) TO THE CLIFTON DRIVE SOUTH FRONTAGE (ACCESS LAYOUT AND SCALE APPLIED FOR)		

### Decision

Outline Planning Permission: Approved subject to the completion of a Section 106 agreement in order to secure:

- The payment, and phasing of payment, of a financial contribution of £300,000 towards the delivery of off-site affordable housing in Lytham St Annes

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.

And the following conditions and reasons (or variations of these and additional conditions that the Head of Planning and Regeneration considers are necessary)

### Conditions and Reasons

1. Application for 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: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the external appearance of the building and the landscaping of the site.

The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. This permission shall be for the construction of no more than 34 residential units and relates to the following plans:

- Location Plan
- Proposed Site Plan and Access Plan - 2016-05-02D
- Floor Plans and Street Scene - 2016-05-03C
- Basement Floor Plan - 2016-05-05

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to matters of access, layout and scale.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Matters of access, layout and scale have been applied for and any application for reserved matters must be in accordance with and/or not exceed the maximum parameters established as part of this permission.

4. No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

- (i) A survey of the extent, scale and nature of contamination
- (ii) An assessment of the potential risks to:
  - Human health;
  - Property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - Adjoining land;
  - Groundwaters and surface waters;
  - Ecological systems;
  - Archaeological sites and ancient monuments.
- (iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the apartments hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

5. Details of finished floor levels for the building and external ground levels for the site shall be submitted as part of any Reserved Matters application. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure an acceptable relationship between the proposed development and surrounding buildings in accordance with the requirements of Fylde Borough Local Plan policy HL2.

6. No development shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless

otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) Separate systems for the disposal of foul and surface water;
- (ii) Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed the pre-development rate.
- (iii) Details of how the scheme will be maintained and managed after completion.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 15 l/s.

The scheme shall be implemented in accordance with the duly approved details before any of the apartments are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

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 foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

7. Notwithstanding the requirements of condition 3 of this permission, no development shall take place until a scheme for the design and construction of the site access, provision of halo boards on the belisha beacons of the pedestrian crossing, the renewal of the anti-skid surfacing in the approach lanes to the pedestrian crossing, vehicle parking and other hardstanding areas (including their surface treatment and provision for the drainage of surface water from them) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The access, parking and hardstanding areas shall be constructed and made available for use in accordance with the duly approved scheme before any of the apartments are first occupied.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to achieve suitable visibility at the junction between the site access and Clifton Drive South in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

8. No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. The identification of the site access for construction traffic,
- b. The timing of the provision, and standard of construction, of the site access for construction traffic,
- c. Times of construction activity at the site,
- d. Times and routes of deliveries to the site,
- e. The parking of vehicles of site operatives and visitors,
- f. Loading and unloading of plant and materials,
- g. Storage of plant and materials used in constructing the development,

- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - i. Wheel washing facilities, including details of how, when and where the facilities are to be used'
  - j. Measures to control the emission of dust and dirt during construction,
  - k. Measures to control the generation of noise and vibration during construction to comply with BS5228:2009,
  - l. A scheme for recycling/disposing of waste resulting from demolition and construction works,
- Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. A public sewer crosses this site and United Utilities may not permit building over it. United Utilities will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with United Utilities Developer Engineer at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk) as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees shall not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree.

The applicant can discuss any of the above with Assistant Developer Engineer, Daniel McDermott, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.



**Item Number:** 2

<b>Application Reference:</b>	16/0639	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	RP Tyson Construction	<b>Agent :</b>	Smith & Love Planning Consultants
<b>Location:</b>	THE GABLES, 35-39 ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PG		
<b>Proposal:</b>	ERECTION OF FOUR STOREY BUILDING PROVIDING 19 NO. APARTMENTS WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING		

## 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:

- Location Plan - 15-2061-PN005
- Site Plan - 15-2061-PN001 Rev D
- Proposed Elevations - 15-2061-PN003 Rev D
- Proposed Floor Plans - 15-2061-PN002 Rev C
- Proposed Street Scene - 15-2061PN006 Rev C

### Supporting Reports:

- Design and Access Statement

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

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the materials have a satisfactory appearance.

4. Prior to the first occupation of any of the units, the access, turning and parking areas shall be implemented and laid out in full in accordance with the approved details shown on submitted plan ref: 15-2061-PN001 Rev D , with those areas thereafter retained available for the parking of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

5. Notwithstanding any denotation on the approved plans details of all boundary treatments and other means of enclosure (including the access gates, cycle and bin stores), including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure a satisfactory standard of development.

6. Prior to the commencement of works samples/details of all hard and soft landscape works shown on plan ref: 15-2061-PN001 Rev D (including the access driveway of the site and parking areas) shall be submitted to and confirmed in writing by the Local Planning Authority. The works shall be carried out using the agreed materials.

Reason: To ensure a satisfactory appearance.

7. Prior to the commencement of development a scheme for the disposal of foul and surface waters for the entire site, based on the hierarchy of drainage options in the National Planning Practice Guidance and sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall, as a minimum, include the following:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason In order to ensure adequate and proper drainage of the site.

8. Prior to the commencement of development a scheme outlining details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall, as a minimum, include:
1. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company.
  2. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i. on-going inspections relating to performance and asset condition assessments.
    - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c. Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To identify the responsible organisation/body/company/undertaker for the sustainable drainage system and to ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development and to reduce the flood risk to the development as a result of inadequate maintenance.

9. Prior to the commencement of development a detailed scheme for the design of the revised site access shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the access with, kerb alternations, surfacing and other such engineering matters along with a phasing scheme for the implementation of these works. The approved scheme shall be implemented as part of the development in accordance with the approved phasing scheme

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 in accordance with Policy HL2 of the Fylde Borough Local Plan.

10. No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. The identification of the site access for construction traffic,
  - b. The timing of the provision, and standard of construction, of the site access for construction traffic,
  - c. Times of construction activity at the site,
  - d. Times and routes of deliveries to the site,

- e. The parking of vehicles of site operatives and visitors,
- f. Loading and unloading of plant and materials,
- g. Storage of plant and materials used in constructing the development,
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- i. Wheel washing facilities, including details of how, when and where the facilities are to be used'
- j. Measures to control the emission of dust and dirt during construction,
- k. Measures to control the generation of noise and vibration during construction to comply with BS5228:2009
- l. A scheme for recycling/disposing of waste resulting from demolition and construction works,

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. The amended vehicular access, within the adopted highway will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact LCC before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "vehicular crossings".
3. This consent does not grant the applicant permission to connect to the highway drainage network. Neither does this consent cover the suitability of any highway drainage proposal. The highway drainage proposal and the suitability for future highway adoption under Section 38 of the Highways Act 1980 is for the Local Highway Authority to comment on.

**Item Number:** 3

<b>Application Reference:</b>	16/0645	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Prospect (GB) Limited	<b>Agent :</b>	GL Hearn
<b>Location:</b>	LAND NORTH OF BEECH ROAD, ELSWICK		
<b>Proposal:</b>	ERECTION OF 50 DWELLINGS TO BE ACCESSED FROM BEECH ROAD WITH ASSOCIATED LANDSCAPING, PARKING, PUMPING STATION AND ELECTRICITY SUB-STATION FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDING		

### **Decision**

Full Planning Permission :- Refused

### **Conditions and Reasons**

1. The development of the site for 50 dwellings will, in combination with recent planning approvals, result in a level of development in Elswick that will exceed that assumed in the emerging Fylde Local Plan, which is at an advanced stage of preparation, and identified Elswick as a tier 2 settlement expected to support only limited expansion. In the absence of any significant community facilities within the village and a limited public transport service in the village, the proposal would result in increased journeys by private motor vehicle and so would be economically, socially and environmentally unsustainable and contrary to the provisions of saved Policy SP2 of the Fylde Borough Local Plan (2005) and Policy S1 of the emerging Fylde Local Plan to 2032.
2. The proposed development is located at a critically sensitive transitional location on the northern edge of the village where the character of the open countryside predominates. The residential development proposed will detract from that rural character both by the nature of the land use and the loss of open countryside views from Beech Road and the existing edge of settlement properties along that road. It is considered that this would be a significant and demonstrably harmful consequence of this additional development that would ensure that it does not constitute sustainable development as required by the NPPF. The residential development of the countryside is contrary to Policy SP2 of the Fylde Borough Local Plan and Policy GD4 of the Submission Version of the Fylde Local Plan to 2032; and the harmful visual impact of the development is contrary to criteria 2 of Policy HL2 of the Fylde Borough Local Plan, to criteria a), c), g), h), j) and l) of Policy GD7 of the Submission Version of the emerging Fylde Local Plan to 2032, and to the guidance in para 17 of the NPPF.
3. The proposed development is of a scale that adopted and emerging Plan policies require that it delivers contributions towards the delivery of affordable housing on the site and financial contributions off-site towards the provision of new secondary school places, and enhancements of the rural bus service serving the village. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements of Fylde Borough Local Plan policies CF2, EP1, TR1, TR3 and TR5, policies SL3, H4 and INF2 of the Submission Version of the Fylde Local Plan to 2032 and chapters 4, 6 and 8 of the National Planning Policy Framework.

**Informative notes:**

1. For the avoidance of doubt, this decision relates to the following plans:
  - Site Location Plan (drawing ref. 16025\_00);
  - Site Layout Plan (drawing ref. 16025\_01\_Rev\_E);
  - Section and Streetscene (drawing ref. 16025\_03 Rev B);
  - Boundary Treatment Plan (drawing ref. 16025\_04);
  - Affordable Housing Layout Plan (drawing ref. 16025\_05 B);
  - House Type Plan - Shallon (drawing ref. 16025\_HT01);
  - House Type Plan – Samphire (drawing ref. 16025\_HT02);
  - House Type Plan – Samphire Side Aspect (drawing ref. 16025\_HT03);
  - House Type Plan – Mallow (drawing ref. 16025\_HT04);
  - House Type Plan – Sorrell (drawing ref. 16025\_HT05);
  - House Type Plan – Brookline (drawing ref. 16025\_HT06);
  - House Type Plan – Charlock (drawing ref. 16025\_HT07);
  - House Type Plan – Woodrush (drawing ref. 16025\_HT08);
  - House Type Plan – Hollhock (drawing ref. 16024\_HT10)
  - Garage Details Plan (drawing ref. 16025\_HT09);
  - Sales Centre Details Plan (drawing ref. 16025\_HT10);
  - Tree Survey Plan (drawing ref. 5307.01);
  - Tree Protection Plan (drawing ref. 5307.02C);
  - Landscape Proposal Plan (1 of 2) (drawing ref. 5307.03);
  - Landscape Proposal Plan (2 of 2) (drawing ref. 5307.04); and
  - Proposed Site Access Arrangements Plan (drawing ref. SCP/16316/F01 Rev F)

**Item Number:** 4

<b>Application Reference:</b> 16/0847		<b>Type of Application:</b> Reserved Matters	
<b>Applicant:</b>	Wainhomes Northwest Ltd	<b>Agent :</b>	DGL Associates Limited
<b>Location:</b>	LAND TO THE REAR OF MOSS FARM, CROPPER ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LB		
<b>Proposal:</b>	APPLICATION FOR APPROVAL OF RESERVED MATTERS OF APPEARANCE, LAYOUT, SCALE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 15/0472 FOR THE ERECTION OF 80 DWELLINGS		

**Decision**

Reserved Matters :- Granted

**Conditions and Reasons**

1. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on the 20/10/16, including the following plans:

- Site Layout and Landscape Context Drawing - No. 1402WHD/CRB/SL02 Rev D
- Location Plan - Dwg No. 1317WHD/CRB/SL01
- Landscape Proposals (Full Site) 1:500 @ A0 - Dwg No. 4749.10
- Landscape Proposals Sheet 1 of 3 (1:250@A0) - Dwg No. 4749.07 Rev A
- Landscape Proposals Sheet 2 of 3 (1:250@A0) - Dwg No. 4749.08 Rev A
- Landscape Proposals Sheet 3 of 3 (1:250@A0) - Dwg No. 4749.09 Rev A
- House Type - Baird End Gable (Plans and Elevations) - Dwg No. 3.217/P(EG)/B/L
- House Type - Baird Front Gable (Plans and Elevations) - Dwg No. 3.217/P(FG)/B/L
- House Type - Bell (Plans and Elevations) - Dwg No. 2.213/P/B/L Rev B
- House Type - Claydon (Plans and Elevations) - Dwg No. 3.118CB/P/B/L10/300
- House Type - Haversham SA (Plans and Elevations) - Dwg No. 4.341SA/P/B/L
- House Type - Trevithick (Plans and Elevations) - Dwg No. 3.205CB/P/B/L10/300
- House Type - Stephenson (Plans and Elevations) - Dwg No. 4.203/P/B/L10/300 Rev C
- House Type - Haversham (Plans and Elevations) - Dwg No. 4.342/P/B/L10/300 Rev A
- House Type - Oxford (Plans and Elevations) - Dwg No. 4.309/P/B/L10/300 Rev B
- House Type - Scott (Plans and Elevations) - Dwg No. 4.406/P/B/P13/300
- House Type - Montgomery (Plans and Elevations) - Dwg No. 5.133/P/B/L10/300 Rev F
- House Type - Nelson SA (Plans and Elevations) - Dwg No. 4.403DA/P/B/L10/300
- House Type - Nelson (Plans and Elevations) - Dwg No. 4.135/P/B/L Rev A
- House Type - Newton (Plans and Elevations) - Dwg No. 4.201/P/B/L
- House Type - Shakespeare (Plans and Elevations) - Dwg No. 4.341/P/B/L
- House Type - Brancaster SA (Plans and Elevations) - Dwg No. 3.113SACB/P/B/L10/300
- House Type - Brancaster (Plans and Elevations) - Dwg No. 3.113CB/P/B/L10/300
- House Type - Wren DA (Plans and Elevations) - Dwg No. 4.404DA/P/B/L10 300
- House Type - Wren (Plans and Elevations) - Dwg No. 4.216/P/B/L

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

2. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority 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.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

3. A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the overall quality of the finished development.

4. Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

Reason: To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough

Local Plan.

5. Tree, shrub & grass planting plans as approved under this planning permission shall be implemented during the first available planting season following the completion of the development, 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 silvicultural 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.

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

6. Prior to the occupation of any dwelling hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of public open space, the landscape buffer and any other areas that are not part of the domestic curtilage to any dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

To ensure the on-going maintenance and management of these public areas in the interests of the character of the area and the amenity of the occupiers of the development.

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the proposed garages shall be retained solely for the housing of a private motor car, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: The use of the garage for any other purpose would result in the loss of an off-street parking space and would therefore require consideration by the Local Planning Authority.

8. Obscure glazing shall be provided in the first floor side elevation windows of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents in accordance with Policy HL2 of the Fylde Borough Local Plan

#### **Informative notes:**

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



**Item Number:** 5

<b>Application Reference:</b>	16/0874	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Donaldson	<b>Agent :</b>	Clover Architectural Design Limited
<b>Location:</b>	11 UPPER WESTBY STREET, LYTHAM ST ANNES, FY8 5NH		
<b>Proposal:</b>	PART TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY REAR EXTENSION		

## Decision

Householder Planning Application: - 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 details:

### Approved plans:

- Location Plan - Dwg. No. 1002
- Proposed Plans and Elevations - Dwg. No. 1105 Rev: C, received 26 February 2017
- Proposed Side Street Elevation - 1106, received 26 February 2017

Reason: To clarify the amended plans to which this permission relates.

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials prior to first occupation.

Reason: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity and the character and appearance of the adjoining conservation area.

## Informative notes:

1. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.

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;
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions; and,
  3. Securing revised plans during the course of the application which have overcome initial problems.

**Item Number: 6**

<b>Application Reference:</b>	16/0876	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Euro Garages	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
<b>Proposal:</b>	REMOVAL OF CONDITION 6 (HOURS OF USE RESTRICTION) ATTACHED TO PLANNING APPROVAL 16/0065, TO ALLOW 24 HOUR OPENING OF PETROL STATION AND KIOSK.		

### Decision

Variation of Condition :- Granted

### Conditions and Reasons

1. That within 2 months of this date of this permission details of the method, illumination level and hours of lighting of the petrol filling station forecourt and its associated parking areas shall be submitted to and approved in writing by the local planning authority. The illumination of these areas shall be carried out in accordance with the approved scheme unless a separate consent has first been approved by the local planning authority.

Reason: In the interests of the residential amenity of neighbouring occupiers and the character of the location.

### Informative notes:

1. This permission removes condition 6 of planning permission 16/0065 with all other conditions on that approval remaining relevant for the control of that development.
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

**Item Number:** 7

<b>Application Reference:</b>	16/0933	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Mr & Mrs Bryze	<b>Agent :</b>	Shepherd Planning
<b>Location:</b>	GREENLANDS FARM, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA		
<b>Proposal:</b>	VARIATION OF CONDITION 2 ON APPLICATION 10/0725 TO INCLUDE USE AS A SELF CONTAINED HOLIDAY LET ANCILLARY TO THE MAIN PROPERTY		

### **Decision**

Variation of Condition: - Granted

### **Conditions and Reasons**

1. The outbuilding subject of this application shall only be used for either domestic uses ancillary (incidental) to the main dwelling, or as a unit of self-contained holiday accommodation occupied for a period not longer than 28 days in any one calendar year in accordance with written records of occupancy to be available for inspection by the Local Planning Authority at any time. No other trade or business shall be operated from the building without the prior consent of the Local Planning Authority, and the building shall not be sold separately, or otherwise disposed of, separately from the main dwelling 'Greenlands Farm'.

Reason: To ensure that this building remains ancillary to Greenlands Farm given the scale of the site available and to prevent inappropriate commercial use, or the creation of an independent dwelling as the permanent use of the site for those uses would be inappropriate because of being in an unsustainable location.

### **Informative notes:**

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

**Item Number: 8**

<b>Application Reference:</b>	16/0969	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Mr Bradley	<b>Agent :</b>	Graham Anthony Associates
<b>Location:</b>	LAND ADJ TO ST MICHAELS C E SCHOOL, CHURCH ROAD, WEETON WITH PREESE, PRESTON, PR4 3WD		
<b>Proposal:</b>	OUTLINE APPLICATION FOR THE ERECTION OF UP TO 14 DWELLINGS TOGETHER WITH THE PROVISION OF A PUBLIC CAR PARK AND PUBLIC OPEN SPACE/RECREATION AREA (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

**Decision**

Outline Planning Permission :- Withdrawn by the applicant prior to the Committee meeting.

**Item Number: 9**

<b>Application Reference:</b>	16/0975	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Maplefield Homes Ltd	<b>Agent :</b>	AC Architectural Consultancy
<b>Location:</b>	LANE END FARM, THISTLETON ROAD, GREENHALGH WITH THISTLETON, PRESTON, PR4 3XA		
<b>Proposal:</b>	PROPOSED FORMATION OF NEW VEHICULAR ACCESS TO THISTLETON ROAD		

**Decision**

Householder Planning Application :- 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:

- Location Plan - Dwg no. 1602 06
- Existing and proposed site layout - Dwg no. 1602 01d

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

3. Prior to the commencement of any of the development hereby approved full details of the hard surfacing material(s) to be used for the driveway are to be submitted to, and approved in

writing by, the local planning authority. Thereafter only those approved materials and details are to be used in the formation of the driveway.

In the interests of the visual amenity of conservation area.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the replacement hedgerow, shown on drawing no. 1602 01d, shall be carried out during the first planting season after the development is substantially completed and the hedgerow shall thereafter be maintained and retained as hedgerow.

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 the requirements of Fylde Borough Local Plan policies HL2, EP14 and EP9, and the National Planning Policy Framework.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
  1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
  2. Securing revised plans during the course of the application which have overcome initial problems

**Item Number:** 10

<b>Application Reference:</b>	16/1005	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Portofinos	<b>Agent :</b>	Shepherd Planning
<b>Location:</b>	PORTOFINO RESTAURANT, HENRY STREET, LYTHAM ST ANNES, FY8 5LE		
<b>Proposal:</b>	CONSTRUCTION OF A SECOND FLOOR TO BUILDING, FIRST FLOOR SIDE EXTENSION, AND ALTERATIONS TO ELEVATIONS TO FACILITATE A CHANGE OF USE OF FIRST FLOOR (AND USE OF NEW SECOND FLOOR) AS HOTEL (CLASS C1) WITH RESTAURANT (CLASS A3) AND ASSOCIATED BAR RETAINED AT GROUND FLOOR		

#### **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:

- Location Plan - drawing no. PR-01
- Proposed Ground Floor Layout drawing number PR-02 rev A.
- Proposed First Floor Layout drawing number PR-03 rev A.
- Proposed Second Floor Layout drawing number PR-04 rev A.
- Proposed Roof Layout drawing number PR-05 rev A.
- Proposed Front Elevation drawing number PR-06 rev A.
- Proposed Side Elevation drawing number PR-07 rev A.
- Proposed Rear Elevation drawing number PR-08 rev A.
- Proposed Rear Elevation drawing number PR-09 rev A.
- Proposed Section drawing number PR-10 rev A.

Supporting Information:

- Planning, Design and Access Statement, incorporating Heritage Statement.
- Licensed Bat and Barn Owl Survey (ERAP- Ltd Ref: 2016-318, November 2016).

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

3. Prior to commencement of the development hereby approved, representative samples of all construction materials including facing brick, render, roofing, stone work, windows, doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

Reason: In the interests of visual amenity, in accordance with Policies TREC02, EP03 and EP04 HL5 of the adopted Fylde Borough Local Plan (October 2005), GD7 and ENV5 of the Submission Version of the Fylde Borough Local Plan 2032.

4. Prior to commencement of the development hereby approved, section drawings scaled at 1:50 (or other appropriate scale), illustrating the detailed design of:
1. New windows and their stone surround.
  2. New stone cornice to the parapet wall.
  3. Roof of the extensions.
  4. Glazed balustrade.

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity, in accordance with Policy HL5 of the adopted Fylde Borough Local Plan (October 2005) and GD7 of the Submission Version of the Fylde Borough Local Plan 2032.

5. Prior to commencement of the development hereby approved, a representative obscure glazing sample shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development, the approved sample shall be installed within all windows annotated to be obscure glazed as per drawing numbers PR-07 rev A, PR08 rev A and PR-09 rev A and retained thereafter.

Reason: To safeguard the amenity of neighbouring premises and occupants of the hotel, in accordance with Policies TREC02 and SH9 of the adopted Fylde Borough Local Plan (October

2005) and GD7 of the Submission Version of the Fylde Borough Local Plan 2032.

6. Notwithstanding any details shown on the approved plans, prior to commencement of the development hereby approved, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority.

There is no requirement for implementation, however, if following implementation any landscaping is removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by landscaping of similar size and species to those originally required to be planted.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies TREC02, SH09 and EP03 of the adopted Fylde Borough Local Plan (October 2005) and GD7 of the submission version of the Fylde Local Plan to 2032.

8. The flat roof areas to the first and second floors as indicated on drawing numbers PR-03 rev A and PR-04 rev A shall only be accessed for maintenance purposes and not be made available to occupants of the hotel or members of the public.

Reason: To safeguard the amenity of adjacent premises, in accordance with Policies TREC02 and SH09 of the adopted Fylde Borough Local Plan (October 2005) and GD7 of the submission version of the Fylde Local Plan to 2032.

9. The ground floor 'Bar Lounge' and 'Restaurant' as detailed on 'Proposed Ground Floor Layout' drawing number PR-02 rev A, shall not be open to customers except between the hours of:

10.00 hours and 00.30 hours - Sunday to Thursday  
10.00 hours and 01.00 hours - Friday and Saturday

and

there shall be no amplified music or other amplified entertainment performed within the premises between 00.00 hours (midnight) and 10:00 hours on any day

and

there shall be no new entry or re-entry to the premises (other than of those persons who were within the premises but left to smoke) beyond 00.00 hours (midnight) and 01:00 on any day.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

10. The windows/doors of the 'Bar Lounge' as detailed on 'Proposed Ground Floor Layout' drawing number PR-02 rev A (excluding the existing main entrance) that front on to Henry Street shall remain locked and closed between the hours of 2000 hours and 0700 hours on every day of the week.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

11. No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement

shall provide for:

1. Times of construction activity at the site.
2. Times and routes of deliveries to the site.
3. The parking of vehicles of site operatives and visitors.
4. Loading and unloading of plant and materials.
5. Storage of plant and materials used in constructing the development.
6. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
7. Wheel washing facilities, including details of how, when and where the facilities are to be used'.
8. Measures to control the emission of dust and dirt during construction.
9. Measures to control the generation of noise and vibration during construction to comply with BS5228:2009.
10. A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
  1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems.
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.
  3. Securing revised plans during the course of the application which have overcome initial problems.
2. Lancashire Constabulary suggest that specific measures to create safe and accessible environments are incorporated into the development, namely:
  1. Full CCTV coverage of the hotel, bar area and restaurant is required to capture evidence of behaviour should a crime occur. A facial image of people entering is also necessary to facilitate identification should a violent or otherwise criminal act occur inside. The images recorded must be good quality and clear in all lighting conditions therefore infrared systems are advised. Data should be stored securely for a 30 day period before being destroyed if not required.
  2. An access control system such as a proximity card reader should be installed on internal doorsets so that access to the hotel area of the building on the first and second floors is gained by hotel guests only.



**Item Number:** 11

<b>Application Reference:</b>	16/1016	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mill Farm Ventures	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
<b>Proposal:</b>	ERECTION OF TWO-STOREY BUILDING TO PROVIDE COMMUNITY SPORT (CHANGING AND FUNCTION ROOM FACILITIES ) AND EDUCATION CENTRE TOGETHER WITH ALTERATIONS TO APPROVED CAR PARKING ARRANGEMENTS.		

### 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:

- Site location plan (drawing no. 5777\_L100)
- Existing Site Plan (drawing no. 5777\_L101)
- Proposed Site Plan (drawing no.5777\_L102 S1)
- Proposed ground floor plan (drawing no. 5777\_L103 S2)
- Proposed first floor plan (drawing no. 5777\_L104 S2)
- Proposed elevations (drawing no. 5777\_L106 S1)
- Roof plan (drawing no. 5777\_L105)

Except where modified by the 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 a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

3. The first floor viewing terrace of the building hereby approved shall only be used between the hours of 08:00 and 21:00 on Monday to Saturday and between 08:00 and 18:00 on a Sunday.

Reason: To safeguard residential amenity from possible noise disturbance from the use of this area in the evening as required by Policy EP27 of the Fylde Borough Local Plan..

4. The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed:

50dB LAeq (16 hour) from 07.00 to 23.00, 45dB LAeq (8 hour) from 23.00 to 07.00 and 60dB

LAFmax from (19.00 -0700 or 2300-0700) for single sound events at the façade of the nearest noise-sensitive property, and  
55dB LAeq (16 hour) from 07.00 to 23.00 at the outdoor living areas of the nearest noise-sensitive property, for example rear gardens and balconies, or any such level as approved in writing by the Local Planning Authority.

Reason: In order to protect residential amenity as required by Policy EP27 of the Fylde Borough Local Plan.

5. Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan and the National Planning Policy Framework.

6. The car parking shown within the red edge of the application site hereby approved shall be surfaced, demarcated and made available for use for parking associated with the community sport (changing and function room facilities) and Education centre and also as necessary for AFC Fylde prior to the first use of any part of this building. The parking spaces shall remain available for parking at all times thereafter.

Reason: To ensure that an appropriate level of parking is provided and retained for the community sport (changing and function room facilities) and Education centre and the AFC Fylde Stadium in the interests of highway safety.

7. The community sport (changing and function room facilities) and Education centre shall not be in use or available for use for at least 2 hrs before and 2hrs after an AFC Fylde home fixture.

Reason: To ensure that an appropriate level of parking is provided and retained for the community sport (changing and function room facilities) and Education centre and the AFC Fylde Stadium in the interests of highway safety.

8. The car park associated with this proposal shall be available for match day parking in perpetuity for the lifetime of the AFC Fylde Stadium development, without restriction.

Reason: To ensure that an appropriate level of parking is provided and retained for the community sport (changing and function room facilities) and Education centre and the AFC Fylde Stadium in the interests of highway safety.

9. Prior to the first use of the development hereby approved, a fully detailed Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local

Planning Authority.

Reason: To ensure that a satisfactory car parking management strategy is implemented for this development and also associated with the AFC Fylde Stadium.

10. Prior to the commencement of development, facilities shall be provided within the site by which means the wheels of vehicles will be cleaned before leaving the site. These wheel washing facilities shall be permanently retained during the construction period to the satisfaction of the Local Planning Authority.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

11. Prior to the commencement of the development hereby approved, a Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The deliveries to the site shall take place in accordance with the plan unless the Local Planning Authority is notified in writing and agreement is reached regarding any proposed alterations.

Reason: In order to ensure highway safety is maintained at all time.

- 12 The Framework Travel Plan as approved/accepted/agreed for the site as a whole through application 13/0655 must be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

Reason: To ensure that the development provides sustainable transport options.

**Item Number:** 12

<b>Application Reference:</b> 17/0014		<b>Type of Application:</b> Full Planning Permission	
<b>Applicant:</b>	Mr Pickervance	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	NEW HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL LIVESTOCK BUILDING		

### 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:

- Location Plan - 'Stanfords'
- Proposed Plans and Elevations - drawing no. ML/TP/5509

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

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of preserving the visual amenity of this Countryside area as required by Policy SP2 and EP11 of the Fylde Borough Local Plan

#### Informative notes:

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

Item Number: 13

<b>Application Reference:</b>	17/0015	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Pickervance	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	NEW HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL LIVESTOCK BUILDING.		

#### 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:

- Location Plan - 'Stanfords'
- Proposed Plans and Elevations - drawing no. ML/TP/5510

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

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of preserving the visual amenity of this Countryside area as required by Policy SP2 and EP11 of the Fylde Borough Local Plan.

#### **Informative notes:**

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

**Item Number:** 14

<b>Application Reference:</b>	17/0104	<b>Type of Application:</b>	Discharge of Conditions
<b>Applicant:</b>	Mr N Tatton	<b>Agent :</b>	
<b>Location:</b>	LAND ADJACENT LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM		
<b>Proposal:</b>	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITION 21 ON PLANNING PERMISSION 16/0620 - AFFORDABLE HOUSING STATEMENT		

#### **Decision**

Discharge of Conditions :-Decision on application delegated to Officers.

#### **Conditions and Reasons**

1. That the authority to discharge the details of Condition 21 of planning permission 15/0700 be delegated to the Head of Planning and Regeneration following consultation with the Chair and Vice-Chair of the Development Management Committee, and the Kirkham South and Kirkham North ward councillors regarding the resolution of outstanding matters over the mix of tenure of the affordable housing provided within the Affordable Housing Statement, especially associated with the principle of including shared ownership properties within the scheme.