

Minutes

Development Management Committee



Date:	Wednesday, 4 November 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades
Other Council members:	Councillors Frank Andrews, Julie Brickles, Maxine Chew
Officers:	Mark Evans, Ian Curtis, Andrew Stell, Kieran Birch, Lyndsey Lacey, Clare Lord, Matthew Taylor
Members of the public:	Approximately 26 members of the public were in attendance during the course of the day.

Procedural Items

Public Speaking at the Development Management Committee

In accordance with the public speaking arrangements for the Development Management Committee, 8 members of the public addressed the committee on various applications detailed on the agenda.

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 declarations of interests.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 7 October 2015 as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members in attendance at the meeting.

Decision Items

4. Development Management 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.

5. List of Appeals Decided

Members were advised of appeal decision letters that had been received between the period 23 September and 23 October 2015.

IT WAS RESOLVED to note the report.

Information Items

6. The Corporate Plan 2016 -2020

This matter was deferred for consideration at the next Development Management Committee on 18 November 2015.

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Development Management Committee Minutes

04 November 2015

Item Number: 1

Application Reference:	15/0356	Type of Application:	Full Planning Permission
Applicant:	Mr Alistair Clegg	Agent :	Bryze Building Design Consultants
Location:	LAND ADJACENT, 1 PEEL HILL, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JP		
Proposal:	PROPOSED ERECTION OF TWO DETACHED DWELLINGS TO SIDE (TWO STOREY DORMER BUNGALOW STYLE DWELLING TO FRONT WITH TWO STOREY FLAT ROOF STYLE DWELLING TO REAR)		

Decision

Full Planning Permission:- That the authority to grant planning permission be delegated to the Head of Planning and Regeneration following the expiration of the statutory consultation period with Highways England and the consideration of any comments that are made by that consultee.

The approval then be subject to the following conditions and reasons, or any additions/revisions to these as are considered necessary by the Head of Planning and Regeneration to address issues including any raised by Highways England.

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 development shall be undertaken in accordance with the following plans:

- Location plan - Granthams ref 001133713
- Site Plan - Bryze Building Design Consultants 2015 66
- Proposed elevations and plans - Bryze Building Design Consultants 2015 68 (received 29 July 2015)

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

- 3 Prior to the first occupation of either dwelling hereby approved the site access and on-site turning/parking area shall be laid out as shown on the approved Site Plan listed in condition 2, with that part of the access extending from the highway boundary for a minimum distance of 5m into the site paved in tarmacadam, concrete, block paviours, or other such solid surface material.

To ensure adequate access to the site for all users and to prevent loose surface material from

being carried on to the public highway thus causing a potential source of danger to other road users.

- 4 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

To ensure the site and development are adequately drained.

- 5 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, the proposed garage 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.

To ensure that the on-site car parking provision is maintained to avoid the standing of traffic on the adjoining highway to the detriment of the safety and free flow of traffic.

- 7 Notwithstanding any denotation on the approved plans samples of the external materials to be used in the construction of the dwellings, hereby approved, shall be submitted to and approved by the Local Planning prior to the commencement of any works on the site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

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: 2

Application Reference:	15/0434	Type of Application:	Full Planning Permission
Applicant:	Mr Pickervance	Agent :	ML Planning Consultancy Ltd
Location:	ROSEACRE HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3UE		
Proposal:	PROPOSED AGRICULTURAL BUILDING AND RETENTION OF PART OF THE ADJACENT BUILDING BOTH FOR THE PURPOSES OF LIVESTOCK HOUSING.		

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 This consent relates to the following plans and / or reports:

- Location Plan - 'Standards' 1 : 2500
- Proposed floor plans and elevations both buildings drawing no. - LG/TP/5425
- Design & access statement

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.

In the interests of visual amenity.

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: 3

Application Reference:	15/0486	Type of Application:	Full Planning Permission
Applicant:	Ms ELLIOTT	Agent :	Firth Associates Ltd
Location:	THE GALLERIES, 2-4 KINGSWAY, LYTHAM ST ANNES, FY8 1AB		
Proposal:	CONVERSION AND EXTENSION OF EXISTING BUILDING TO PROVIDE 10 APARTMENTS (6 ONE-BED AND 4 TWO-BED) INCLUDING SPLIT-LEVEL REAR EXTENSION, ALTERATIONS TO SHOP FRONT AND PROVISION OF OFF-STREET PARKING		

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:

- Drawing no. Kingsway 1/010 Rev D – Proposed site plan.
- Drawing no. Kingsway 1/110 Rev E – Proposed floor plans.
- Drawing no. Kingsway 3/310 Rev E – Proposed elevations.

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 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings (including both the extension and in any alteration to the existing 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 constructed in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 4 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors (including both new and replacement openings) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their materials, finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the apartments hereby approved are

first occupied, and shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 5 No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. 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 surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 6 No above ground works 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 for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- (v) details of flood exceedance routes (both on and off site);
- (vi) details of how surface water will be managed and pollution prevented during the construction phase;
- (vii) a timetable for implementation, including details of any phased delivery; and
- (viii) details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the apartments hereby approved are first occupied, and maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of 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 No above ground works shall take place until a scheme for the design, construction (including surface treatment) and drainage of the 12 car parking spaces shown on drawing no. Kingsway 1/010 Rev D has been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be constructed in accordance with the duly approved scheme and marked out in the positions shown on the approved plan before any of the apartments are first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure that adequate provision is made for vehicle parking and manoeuvring, to ensure appropriate surface treatment and an adequate standard of engineering works to hardstanding areas and that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP25 and EP30.

- 8 Within three months of development first taking place, a scheme for the provision of a bin store for the apartments shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the apartments hereby approved are first occupied, and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in accordance with the requirements of Fylde Borough Local Plan policy HL2 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. 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

Item Number: 4

Application Reference:	15/0530	Type of Application:	Full Planning Permission
Applicant:	Solar Park Developments	Agent :	Pegasus Planning Group Ltd
Location:	LAND NORTH OF MOSS SIDE LANE AND SOUTH OF THE RAILWAY, RIBBY WITH WREA, PRESTON, PR4 2WP		
Proposal:	RE-SUBMISSION OF 14/0696 - PROPOSED INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TOGETHER WITH POWER INVERTED SYSTEMS; TRANSFORMER STATIONS, INTERNAL ACCESS TRACK; LANDSCAPING; FENCING; SECURITY MEASURES AND ANCILLARY INFRASTRUCTURE.		

Decision

Full Planning Permission:- That authority to grant planning permission be delegated to the Head of Planning and Regeneration on completion of a Habitat Regulation Assessment, and then also be subject to the following conditions or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Regeneration believes is necessary to make otherwise unacceptable development acceptable:

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 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 4 August 2015, including the following plans:
 - Site Location Plan (Drg. BRS.5376_01E);
 - Red Line Area Plan (Drg . PVF160-RL);
 - Site Layout Plan (Drg. PVF160-SL-G);
 - PV Array Structures (Drg. PVF160-Structures);
 - Inverter and Transformer Enclosures (Drg. PVF160-Inverter);
 - Control Room Cubicle (Drg. PVF160-Control);
 - Storage Room Cubicle (Drg. PVF160-Storage);
 - Temporary Construction Compound Layout (Drg . PVF160-Compound);
 - CCTV Column with Perimeter Detection (Drg. PVF160-CCTV-A);
 - DNO Brick Built 33kV HV Switchroom (Drg. PVF160-DNO Sw Room);
 - Site Perimeter 2m Deer Fence (Drg. PVF160-Fence);
 - Typical boundary clearances for hedge maintenance (Drg. PVF160-Hedge Maint)
 - Tree Retention/ Loss and Tree Protection Plan incorporating revised layout (Drawing Ref: BRS.5376_08-B)
 - Site layout and planting proposals (Drg BRS.5375_12-H)

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

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Dated 28 July 2015 by Clive Onions) The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason; To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 4 No part of the development shall be commenced until details setting out the means by which the wheels of vehicles may be cleaned before leaving the site during the construction phase have been submitted to and approved by the Local Planning Authority and such wheel washing facility shall be operated in accordance with the approved details throughout the construction phase of the solar farm.

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.

- 5 No part of the development shall be commenced until the site access and off site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

- 6 No part of the development hereby approved shall commence until a Construction Traffic Management Plan has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The development scheme be carried out in accordance with the approved plan.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the construction traffic does not have an adverse impact on road safety.

- 7 No part of the development hereby approved shall commence until a Highways Condition Survey has been undertaken. The survey shall be in accordance with details to be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that construction traffic does not have a detrimental impact on the integrity of the local highway network.

- 8 A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 9 The development shall be carried out in accordance with the Landscape and Ecological Management Plan by Bowland Ecology dated October 2015. The development shall be phased, implemented, and managed in accordance with the approved scheme for habitat creation and

management.

Reason: In order to secure adequate compensatory and mitigation habitat and species and to protect existing biodiversity.

- 10 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding including the proposed hedgerows, native trees and wild flower mix; hard surfacing and the materials to be used for the internal access roads; and, means of enclosure and shall follow the principles shown on landscaping plan BRS.5376_12-h dated 20.10.15.

All landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

- 11 This permission shall be for a period of 25 years from the date of first export of electricity following which the use hereby permitted shall cease and the site reinstated back to its previous agricultural use in accordance with a scheme of work to be submitted as part of a Decommissioning Method Statement under condition 12 below. The date when electricity from the development is first exported to the local electricity grid network shall be notified to the LPA in writing within 28 days of its occurrence.

Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.

- 12 If the solar farm ceases to operate for a continuous period of 12 months at any time during its lifetime, and in any event at least 6 months prior to the final decommissioning of the solar farm at the end of the planning permission, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include a programme of works to demonstrate that the solar panels, transformer and substation buildings, tracks, associated infrastructure, fencing and any other ancillary equipment will be removed from site, and how the site shall be restored back to its former agricultural use and a timescale for these works and site restoration. The approved Decommissioning Method Statement and its programme of works shall be fully implemented within 12 months of date of its agreement by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the landscape impact of the development exists only for the lifetime of the development.

- 13 Construction and decommissioning works shall only take place between the following hours:-
08.00 and 18.00 hours Monday to Friday and between 08.00 and 13.00 hours on Saturdays, with no site work on Sundays or bank and public holidays.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

- 14 Prior to the commencement of development a grazing management plan shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved plan, which shall contain details of how the land will be made available, managed and retained for grazing livestock throughout the operation of the solar farm hereby approved.

Reason: To ensure that the land remains in agricultural use.

- 15 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

- 16 Within a month of construction of the development hereby approved the proposed temporary site compound shown on drawing PVf160-SLG shall be removed in its entirety and the land reinstated as grassland.

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 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 the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. It is recommended that a scheme of 'strip, map and record' be undertaken within the area identified as the temporary site compound on drawing PVF160-SLG by an appropriately qualified and experienced professional archaeological contractor

Item Number: 5

Application Reference:	15/0593	Type of Application:	Full Planning Permission
Applicant:	Mr Young	Agent :	Gary Hoerty Associates
Location:	FYLDE TROUT FISHERY, BACK LANE, WEETON WITH PREESE		
Proposal:	CHANGE OF USE OF LAND AND EXISTING POD ACCOMMODATION FOR CAMPING USE, WITH USE OF FACILITIES BUILDING, CAR PARK AND OTHER ANCILLARY ELEMENTS TO SUPPORT THAT USE - RETROSPECTIVE APPLICATION.		

Decision

Full Planning Permission :- Refused

Reason

- 1 That the levels of noise and disturbance that are reasonably likely to be generated by the general camping use of this site will detract from the enjoyment of this part of the Fylde countryside both by its occupiers, and by visitors to neighbouring recreational enterprises. This impact is exacerbated in this location due to the quiet and tranquil nature of the countryside area within which the application site is located. This impact is considered to be harmful to the quiet enjoyment of the countryside to a degree that would conflict with Policy TREC10 and criterion 6 of Policy TREC7 of the Fylde Borough Local Plan, and to guidance in paras 28 and 123 of the NPPF.

Informative notes:

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 pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this case it was not considered possible to resolve the social and environmental concerns raised by the development and so a refusal of the application was necessary.

Item Number: 6

Application Reference:	15/0652	Type of Application:	Advertisement Consent
Applicant:	Fairhaven Lake Cafe	Agent :	Poppy Signs Ltd
Location:	CAFE, FAIRHAVEN LAKE AND GARDENS, INNER PROMENADE, LYTHAM ST ANNES, FY8 1BD		
Proposal:	ADVERTISEMENT CONSENT TO DISPLAY 1 X NON ILLUMINATED POST SIGN WITH FIXED POSTS TO ENABLE ADDITIONAL BANNERS TO BE ADDED		

Decision

Advertisement Consent :- Application Deferred

The decision on this application was deferred to allow further discussions between officers and the applicant over the scale and design of the proposed signage.

Item Number: 7

Application Reference:	15/0654	Type of Application:	Full Planning Permission
Applicant:	Mrs Robson	Agent :	Cowan & Co
Location:	RIBBY WITH WREA PRIMARY SCHOOL, THE GREEN, WREA GREEN		
Proposal:	FORMATION OF MULTI USE GAMES AREA (MUGA) WITHIN EXISTING PLAYGROUND INCLUDING INSTALLATION OF ASSOCIATED PERIMETER FENCING		

Decision

Full Planning Permission :-That the authority to grant planning permission be delegated to the Head of Planning and Regeneration following the expiration of the statutory consultation period and the consideration of any further comments that are made. The approval then be subject to the following conditions and reasons, or any additions/revisions to these as are considered necessary by the Head of Planning and Regeneration to address issues raised by Highways England.

Conditions and Reasons

- 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.
- 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 23 September 2015, including the following plans:

3172.SK1 Rev C - Existing and proposed site plan
PRIM005-B-PT - sheet 1 of 2
PRIM005-B-PT - sheet 2 of 2

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
- Notwithstanding any denotation on the approved plans details of the finished colour to the playing surface and all elements of the perimeter fence of the MUGA shall be submitted to and approved in writing 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.

To ensure a satisfactory standard of development that reflects the character of the Conservation Area and Elms Drive streetscene
- The use of the MUGA shall be restricted to uses that are associated with the primary school education offered at the School, and shall not be available for hire or use by other groups not associated with the school.

To provide an appropriate level of control over the extent of the use of the facility to protect the amenity of adjacent residential properties.

- 5 That the MUGA facility hereby approved shall only be available for use between the hours of 0800 and 1630 Monday to Friday only and not at any time on Saturdays or Sundays.

To provide an appropriate level of control over the extent of the use of the facility to protect the amenity of adjacent residential properties

- 6 Prior to the first use of the MUGA, hereby approved, the landscaping scheme as shown on plan 3172.SK1, shall be implemented in full and shall thereafter be retained and maintained. Thereafter only those approved species shall be used unless otherwise agreed in writing with the Authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

To ensure that the development presents a satisfactory appearance in the street picture and visual amenity of the area.

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

Application Reference:	15/0660	Type of Application:	Listed Building Consent
Applicant:	Mrs Turner	Agent :	
Location:	PUBLIC OFFICES, 292-294 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH		
Proposal:	LISTED BUILDING CONSENT FOR MOUNTING OF BLUE PLAQUE ON FRONT ELEVATION.		

Decision

Listed Building Consent :- 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.

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