



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 3 February 2021
<b>Venue:</b>	Remote Meeting Via Zoom.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Alan Clayton, Chris Dixon, Noreen Griffiths, Jayne Nixon, Linda Nulty, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Other Members Present:</b>	Councillor Matthew Lee
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Clare Lord, Lyndsey Lacey-Simone.
<b>Members of the Public:</b>	10 members of the public attended the meeting.

### Procedural Items

#### 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. There were no declarations of interest.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 20 January 2021 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitutions were reported under Council procedure rule 24:

Councillor Alan Clayton for Councillor Liz Oades.

Councillor Noreen Griffiths for Councillor Kiran Mulholland.

### Decision Items

#### 4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the various planning applications. A copy of the Late Observation Schedule was circulated prior to the meeting.

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

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 18<sup>th</sup> December 2020 and 22<sup>nd</sup> January 2021.

---

**Fylde Borough Council copyright [2021]**

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

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

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

This document/publication was also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

# Planning Committee Minutes

## 03 February 2021

Item Number: 1

<b>Application Reference:</b>	20/0542	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Saunders	<b>Agent :</b>	Graham Anthony Associates
<b>Location:</b>	RIVERSIDE CHALET PARK, OCCUPATION LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7RA		
<b>Proposal:</b>	REDEVELOPMENT OF SITE TO A HOLIDAY CARAVAN PARK INCLUDING: 1) REMOVAL OF EXISTING LODGES /CHALETS /BUILDINGS, 2) CONSTRUCTION OF 35 BASES EACH TO CONTAIN A STATIC CARAVAN; 3) RECONFIGURATION OF INTERNAL ACCESS ROAD; AND 4) PROVISION OF PARKING SPACES FOR EACH CARAVAN (RESUBMISSION OF APPLICATION 19/0875)		

### Decision

Full Planning Permission :- Refused

### Reasons

1. The site is accessed via Occupation Lane which has a restricted width that is insufficient to allow two-way vehicle movements at any point and has pavements that are of limited width and unsuited for those with mobility needs. Moreover, Occupation Lane has a junction with Mains Lane that is in close proximity to the busy and complex junction of Mains Lane with Garstang Road East, Garstang New Road, Lodge Lane, Pool Foot Lane and a petrol filling station. This junction features a high volume of vehicular traffic which is frequently queued back in all directions.

Given the lack of facilities available for holiday makers on site and the limited facilities available in the surrounding area, it is expected that the level of movements generated by a holiday use will represent a significant increase over that which currently exists from its use as a residential site. The proposed holiday use of the site will lead to an increase in vehicle movements associated with that use, with many of these movements undertaken by those who are unfamiliar with the location and geometry of the junction and so are less likely to be able to appropriately prepare for the turning movement into Occupation Lane on approaching the junction, particularly when travelling from the east along Mains Lane where a movement across the eastbound traffic on that road is required.

The likely additional vehicle movements and associated use of the junction will unacceptably increase the risk to highway and pedestrian safety in the area to a degree that is contrary to the requirements of criterion q) of Policy GD7 of the Fylde Local Plan to 2032 and guidance in para 109 of the NPPF.

2. The existing accommodation provides the sole residential accommodation available to a significant number of the existing property owners where there is a vibrant and supportive community spirit amongst residents. The proposed redevelopment of the site for a holiday use will lead to the loss of the residential accommodation that will incrementally degrade the

community value of the retained accommodation should the site be developed for holiday use.

The undermining of the existing community cohesion on the site would conflict with criteria a), c) and l) of Policy GD7 of the Fylde Local Plan to 2032 and the supporting paragraphs of the NPPF.

**Informative notes:**

**1. Note relating to Decision**

For the avoidance of doubt, this decision relates to the following plans:

- Location Plan - Drawing no.GA3252-LP-01
- Proposed Site Plan - Drawing no. GA3252-PSP-01B
- Landscaping Plan - Drawing no.GA3252-LSP-01

**2. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

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: 2**

<b>Application Reference:</b>	20/0804	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Creative Living Care Limited	<b>Agent :</b>	MPD Built Environment Consultants Ltd
<b>Location:</b>	RILEY HOUSE, BRYNING FERN LANE, KIRKHAM, PRESTON, PR4 2BQ		
<b>Proposal:</b>	CHANGE OF USE OF RESIDENTIAL DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CHILDREN'S HOME (CLASS C2) FOR 4 CHILDREN AGED 11 - 17 YEARS INCLUSIVE		

**Decision**

Change of Use :- Granted

**Conditions and Reasons**

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - BuyAPlan drawing dated 28 Oct 2020 supplied with application when validated 5 Nov 2020
- Site Plan - Unreferenced drawing supplied with application when validated 5 Nov 2020
- Ground Floor Layout - Unreferenced drawing supplied with application when validated 5 Nov 2020
- First Floor Layout - Unreferenced drawing supplied with application when validated 5 Nov 2020

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used to provide residential care for no more than 4 young persons aged 11 to 17 years inclusive and for no other purpose (including any other use falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: To ensure that the future use of the premises is limited to one which can be carried out at the application site without detriment to the amenity of that area in order that it remains compatible with and does not have any adverse amenity impacts upon the occupiers of nearby dwellings, and to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety in accordance with the requirements of policies GD7 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

4. That the area indicated as driveway on the site plan listed in condition 2 of this planning permission shall remain available for the parking of no less than 3 motor vehicles at all times that the Class C2 use hereby approved remains operational at the property

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, and the National Planning Policy Framework.

#### **Informative notes:**

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. 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 corrected certification and supporting statement during the course of the application which have overcome initial problems

**Item Number:** 3

<b>Application Reference:</b>	20/0846	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Richard Dumbreck's Singleton Trust	<b>Agent :</b>	De Pol Associates
<b>Location:</b>	LAND SOUTHWEST OF WEETON ROAD (OPPOSITE THE MILLERS ARMS) SINGLETON		
<b>Proposal:</b>	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A RESIDENTIAL DEVELOPMENT OF UP TO 4 DWELLINGS		

### Decision

Outline Planning Permission :- Granted

### Conditions and Reasons

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place:- the access, layout, scale, appearance and landscaping of the development.

Reason: 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.

2. Applications for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: 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.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved pursuant to this outline planning permission.

Reason: 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.

4. This permission relates to the following plan:

- Location Plan - Lindsay F Oram Drawing 366-01 Rev A

Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on this approved plan insofar as it relates to the site area (red edge), the area where the development will be situated (hatched area), and that it shall not exceed the maximum number of dwellings applied for (4 dwellings).

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any

application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. Notwithstanding the outline nature of this application, the subsequent applications for the reserved matters of layout, landscaping and scale shall indicate no more than 4 dwellings which shall each not exceed two storeys in scale, with these properties and their gardens indicated only on the area of the application site that falls within the allocation for residential development under Policy SL5 of the Fylde Local Plan to 2032 as hatched in red on the plan listed in condition 4 of this planning permission. The remainder of the area edged red shall only be indicated as providing strategic landscaping so as to soften the appearance of the site and the settlement beyond on the approaches to the village from the south and west.

Reason: In order to provide a suitable extent, scale and location of development given the prominence of the site on approaches to the village of Singleton and the extent of the area that is allocated for development in the Fylde Local Plan to 2032.

6. Any application which seeks approval for the reserved matter of access pursuant to condition 1 of this permission shall include details of:
  - (i) The layout, design and construction of the site access which shall make provision for a single point of access with minimum visibility splays of 2.4 metres x 55 metres (measured along the centre line of the proposed new driveway from the continuation of the nearer edge of the existing carriageway of the B5260) in both directions at its junction with the B5260.
  - (ii) The layout, design and construction of a turning area to be provided within the site which will allow vehicles to enter and exit the site in forward gear.
  - (iii) Provisions for that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site to be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.
  - (iv) Provision of a new footway, of a minimum 2 metre width, across the site frontage to link into the existing footway to the north on the same side of the B5260.

The site access, turning area and any associated gates shall be constructed in accordance with the duly approved details and made available for use before the dwelling hereby approved is first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay in (i) shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a landscaping scheme that provides details of:
  - (i) any trees, hedgerows and any other vegetation on the site to be retained;
  - (ii) compensatory planting to replace any trees or hedgerows to be removed (which shall include at least one extra heavy standard specimen of 14-16cm girth of an appropriate species to replace those trees which may be removed);
  - (iii) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii); and
  - (iv) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season

following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure suitable retention and strengthening of existing landscaping on the site in the interests of visual amenity and to secure appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

8. Site preparation, delivery of materials and construction works shall only take place between 08:00 hours and 18:00 hours Monday to Friday and between 08:00 hours and 13:00 hours on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1st March and 31st August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. No above ground works shall take place until full details of the finished levels, above ordnance datum, for the proposed buildings and external areas of the site in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the dwellinghouse and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

11. No above ground works of development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the principles set out in the submitted 'Flood Risk Assessment & Drainage Strategy, Rev D3332-FRA-01, dated October 2020. The duly approved scheme shall be implemented before any of the dwellings 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 Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and



Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: To ensure that the Local Planning Authority has control over any future development of the dwellings which may adversely affect the character and appearance of Singleton Conservation Area, in accordance with policies ENV5 and GD7 of the Fylde Local Plan to 2032.

13. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed, improved or altered within the area outlined in red on the approved location plan (drawing no. 366-01)

Reason: To ensure that any boundary treatments provided are of an appropriate design that is sympathetic to the character and appearance of Singleton Conservation Area in accordance with policies ENV5 and GD7 of Fylde Local Plan to 2032.

14. The development shall be carried out in full accordance with the mitigation measures detailed in section 4.2 of the submitted "Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment" (report version 1.3, dated October 2020).

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

#### **Informative notes:**

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2. **Plan Clarification Note**

The proposed site layout and proposed street scene drawings submitted in support of this approval for outline planning permission are illustrative only and are not representative of the scale, appearance or layout of dwellings that would be considered appropriate within Singleton Conservation Area, and which are matters reserved for future consideration.

3. **Highway Note**

Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section 38 and/or section 278 Agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works to be carried out within the adopted highway.