



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 2 November 2022
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Gavin Harrison, Angela Jacques, Linda Nulty, David O'Rourke, Heather Speak, Stan Trudgill.
<b>Officers Present:</b>	Ian Curtis, Andrew Stell, Lyndsey Lacey-Simone, Christine Wood.
<b>Members of the Public:</b>	2 members of the public attended the meeting.

### Public Speaking at Planning Committee

There were no registered speakers.

### Procedural Items

#### 1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no Declarations of Interest on this occasion.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on Wednesday, 6 October 2022 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Angela Jacques substituted for Councillor Ray Thomas.

### Decision Items

#### 4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. A copy of the Late Observations 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

The Council received no appeal decisions between 23 September and 21 October 2022.

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### Item Number 1

<b>Application No:</b>	22/0267	<b>Application Type:</b>	Outline planning application
<b>Applicant:</b>	Blackpool Council	<b>Agent:</b>	Mr A Cassidy
<b>Location:</b>	BLACKPOOL AIRPORT ENTERPRISE ZONE / LAND AT COMMON EDGE ROAD LYTHAM ST ANNES BLACKPOOL LANCASHIRE		
<b>Proposal:</b>	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR BUSINESS, INDUSTRIAL AND STORAGE/WAREHOUSING USES (CLASSES E, B2 AND B8) AND ANCILLARY BUSINESS AND SUPPORT FACILITIES AND HIGHWAY IMPROVEMENT WORKS		
<b>Ward:</b>	Kilnhouse	<b>Parish:</b>	St Anne's on the Sea

### Decision

The authority to GRANT Planning Permission for the development is delegated to the Head of Planning, in consultation with the Chairman and Vice Chairman of the Planning Committee, with the decision to be made once a schedule of suitably worded series of planning conditions have been finalised.

The suggested conditions at present are as follows:

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

- Access
- Layout
- Scale
- Appearance
- Landscaping

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.

2. 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.

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. This permission relates to the following plans:

- Location plan ref. P3\_L01 Rev B
- Proposed site area plan ref. P3\_P01 Rev C
- Proposed Highway Phasing Plan ref. P3\_P04 rev A

Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as it relates to the

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site area, the area or areas where access points to the development will be situated and shall not exceed the maximum quantum of development for each of the permitted uses hereby approved.

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 by this permission, and as the details of the highway arrangement are shown as being indicative only at this stage and so do not form part of this planning permission.

4. The development hereby approved shall not exceed the following quantum or floorspace:

- 35,000 sq.m of employment use comprising:
- 3,500 sq.m Business Use Class E(g) (10%);
- 17,500 sq.m General Industrial Use Class B2 (50%);
- 14,000 sq.m Storage and Distribution Use Class B8 (40%);
- 275sqm retail floorspace (Class E(a));
- 275sqm cafe floorspace (Class E(b)).

Excluding those for the retail and cafe floorspace, each reserved matters application shall state the proposed floorspace and what elements will be Class E(g), B2 or B8.

Reason: To provide clarity to the permission and to ensure that the overall quantum of development complies with the assessment undertaken on this outline application with regards planning policy, highway safety, ecological implication and other relevant matters. The conditions is therefore to ensure compliance with the requirements of Policy EC4, T3, DLF1, GD7, ENV2 and T3 of the Fylde Local Plan to 2032 (incorporating Partial Review)

5. Other than any works to the highways, the development hereby permitted shall not be commenced until the playing fields and sports facilities permitted by planning permissions 20/0108 (Blackpool Council) dated 25 August 2020, 20/0114 (Fylde Council) dated 26 June 2020, 20/0564 (Blackpool Council) dated 10 August 2021 and 20/0677 (Fylde Council) dated 8 June 2022 have been implemented in full and made available for use.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory playing fields and sports provisions and to secure its continuity of use to in accordance with Policy ENV3 and ENV 4 of the Fylde Local Plan to 2032 (incorporating Partial Review) and guidance in the NPPF.

6. Other than any works to the existing highways, no above ground works of development shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Separate systems for the disposal of foul and surface water.
- b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.

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- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), 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.
- d) Measures to ensure that the post-development surface water run-off rate will not exceed the pre-development green field run-off rate.
- e) 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).
- f) Flood water exceedance routes, both on and off site.
- g) Details of water quality controls, where applicable.
- h) A timetable for implementation, including phasing as applicable.

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.

7. None of the buildings subsequently constructed under this planning permission shall be first brought into use until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 6 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

- a) arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
- b) arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as: i) on-going inspections relating to performance and asset condition assessments; ii) operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and iii) any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- c) means of access and easements for maintenance purposes;
- d) A timetable for implementation.

The surface water drainage system shall thereafter be managed and maintained in accordance with the details and timetable contained within the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of the surface water drainage system and associated sustainable drainage features throughout the lifetime of the development in order to minimise the risk of flooding from the development in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

8. Other than any works to the existing highway, prior to the commencement of any above ground development, or any alternative timescale agreed in writing by the local planning authority prior

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to that point, the details of the detention basin shall be submitted to and agreed in writing by the local planning authority. These details shall include at least the following elements:

- a) General design and location within the site
- b) The design capacity and freeboard
- c) The outlet for the basin
- d) The designed outlet rate and details of mechanism used to control that outlet rate
- e) The alterations to ground levels
- f) Destination for the spoil generated by its excavation
- g) Any materials to be used in its construction
- h) The landscaping of the basin and surrounding area
- i) The phasing of the provision of the basin and any associated infrastructure
- j) The maintenance details required to ensure all elements associated with the basin are maintained along with details of the responsibility for that maintenance

The determination basin shall only be implemented in full accordance with these approved details, and then shall be subsequently maintained in accordance with the approved maintenance strategy thereafter.

Reason: The application does not provide details of this aspect and such details are needed to ensure that this feature functions effectively in terms of its drainage benefits, provides an appropriate visual appearance, and utilises the opportunity to enhance the biodiversity of the area. These are to satisfy the requirements of Policies CL1, CL2, GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 (incorporating partial Review).

9. Other than any work to the existing highway, no development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Pollution prevention measures to avoid contaminated water run-off entering nearby watercourses.

The duly approved CEMP shall be implemented concurrently with the construction of each phase of development and shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on water quality, linked water-dependent nature

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conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

10. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 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.

11. Prior to the commencement of development, a scheme of detailed highway works shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall detail:

- 1) footpaths and cycle ways
- 2) review of measures to discourage HGV's from using less appropriate routes, including School Road
- 3) proposed extents of public highway
- 4) proposed extents and status of other public space
- 5) proposed extents of privately controlled space
- 6) provision of street furniture and new structures such as bus stops
- 7) provision of traffic regulation orders
- 8) provision of highway signage

The highway works and traffic regulation measures agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details prior to the first use of the development hereby approved. Those aspects that are not adopted by the Local Highway Authority shall thereafter be retained and maintained as such.

Reason: In the interests of highway safety and to ensure safe and convenient access to the site in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

12. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:

- a) hours and days of work for site preparation, delivery of materials and construction;
- b) areas designated for the loading, unloading and storage of plant and materials;
- c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- d) arrangements for the parking of vehicles for site operatives and visitors;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);

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- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control the emission of dust and dirt during the construction period;
- i) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- j) the siting, luminance and design of any external lighting to be used during the construction period;
- k) the erection and maintenance of security hoarding;
- l) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

### **Informative(s)**

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



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### Item Number 2

<b>Application No:</b>	22/0664	<b>Application Type:</b>	Householder Planning Application
<b>Applicant:</b>	MR C BRADLEY	<b>Agent:</b>	MR CHRIS SINKINSON
<b>Location:</b>	87 WADDINGTON ROAD LYTHAM ST ANNES LANCASHIRE FY8 3RA		
<b>Proposal:</b>	CONSTRUCTION OF REAR DORMER		
<b>Ward:</b>	Heyhouses	<b>Parish:</b>	St Anne's on the Sea

### Decision

Granted

### Conditions

1. The development must be begun not later than the expiration of three years from 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 Scale 1:1250
- Existing and Proposed Plans and Elevations - Drawing no. HP 2966A PL / 22 / 07.1

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 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the face and cheeks of the dormer extension hereby approved shall be hung in tiles which have a similar appearance to those of the existing roof of the dwellinghouse in terms of type, colour, texture and scale.

Reason: To ensure the use of materials that are sympathetic to the character of the host dwelling and the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

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### Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

### Item Number 3

<b>Application No:</b>	22/0666	<b>Application Type:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Austin	<b>Agent:</b>	Mr Austin
<b>Location:</b>	14 HARROGATE ROAD LYTHAM ST ANNES LANCASHIRE FY8 3QQ		
<b>Proposal:</b>	SINGLE STOREY SIDE AND REAR EXTENSION		
<b>Ward:</b>	Park	<b>Parish:</b>	St Anne's on the Sea

### Decision

Granted

### Conditions

1. The development must be begun not later than the expiration of three years from 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:

- Existing and Proposed Plans, Elevations and Block Plan - Drawing no. Harrogate/001

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 (incorporating Partial Review) and National Planning Policy Framework.

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3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used on the external surfaces of the development shall match those of the existing dwelling in terms of type, colour, texture and scale.

Reason: To ensure the use of appropriate materials which are compatible with the character of the host building and the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

### Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Party Wall Act

As the development is located on or in close proximity to the shared boundary with neighbouring properties the applicant is advised that the provisions of the Party Wall Act 1996 may be relevant in this case. While the legislation contained within the Party Wall Act 1996 relates to private, civil matters between adjoining landowners (and, accordingly, its requirements are not enforceable by the Local Planning Authority), the applicant's attention is drawn to its requirements. Further information concerning the Party Wall Act 1996 can be found on Gov.uk: <https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls>

3. St Annes Neighbourhood Plan

The applicant is encouraged to investigate and implement appropriate measures to provide renewable energy, to maximise energy efficiency, and to incorporate water recycling technology into the development wherever possible to reflect the aspirations of St Annes Town Council as set out in Policy HOU4 of the St Annes Neighbourhood Plan. Plus, the use of high standard insulation, frosted glazing on ground floor, roof lights, light wells, double glazing and trickle ventilators, to meet with the aspirations for quality living accommodation of the Neighbourhood Plan Design Guide by maximising the opportunity for natural light and ventilation.