



MINUTES

Planning Committee

Date:	Wednesday, 20 March 2019
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Maxine Chew, Neil Harvey, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas.
Officers Present:	Mark Evans, Andrew Stell, Ian Curtis.
Other Councillors Present:	None
Members of the Public:	7 members of the public were in attendance during the course of the day

Public Speaking at the Planning Committee

There were no members of the public who had registered to speak on individual planning applications.

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. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 27 February 2019 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Maxine Chew for Councillor Heather Speak

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 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

The Information Report provided details on appeal decisions received between 1/2/19 and 8/3/19.

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Planning Committee Minutes

20 March 2019

Item Number: 1

Application Reference:	18/0831	Type of Application:	Full Planning Permission
Applicant:	Ms DAVENPORT	Agent :	ML Planning Consultancy Ltd
Location:	LAND ADJ TO CHESTNUT LODGE, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PJ		
Proposal:	FORMATION OF NEW FIELD ACCESS TO THE HIGHWAY INCLUDING CREATION OF ASSOCIATED HARDSTANDING AND REMOVAL OF EXISTING ROADSIDE HEDGEROW.		

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 / consent relates to the following details:

Approved plans:

- Location Plan - Stanfords Vector Map
- Proposed Site Plan & Elevations - Dwg no. ML/AD/5708, received by the LPA on 26 February 2019
- Proposed Plan View - Dwg no. ML/AD/5709, received by the LPA on 26 February 2019

Supporting Reports:

- Design and Access Statement
- Ecological Appraisal - produced by Envirotech, dated 29 January 2019

Reason: To provide clarity to the permission.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the submitted application and approved plans.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area in the interests of visual amenity in accordance with the requirements of policies GD4 and GD7 of the adopted Fylde Local Plan to 2032.

4. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to September inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology 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 methodology.

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

Informative notes:

1. 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. The new vehicular access, within the adopted highway fronting the property 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 the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation."

Item Number: 2

Application Reference:	18/0913	Type of Application:	Outline Planning Permission
Applicant:	St Annes Lawn Tennis & Squash Club	Agent :	Mr R K Eastham
Location:	ST ANNES TENNIS CLUB, AVONDALE ROAD, LYTHAM ST ANNES, FY8 2QJ		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF BUILDING TO ENCLOSE ONE EXISTING TENNIS COURT (ACCESS, APPEARANCE, LAYOUT AND SCALE APPLIED FOR) - RESUBMISSION OF APPLICATION 17/0897		

Decision

Outline Planning Permission: - Granted

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.

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. Before any development is commenced a reserved matters application must be submitted to and approved by the Local Planning Authority in respect of the reserved matter of the landscaping of the development.

Reason: This permission is an outline planning permission and details of these matters still remain to be submitted.

3. This permission / consent relates to the following details:

- Location and Block Plan - Drawing KE1
- Floor Plan as Proposed - Drawing KE:3A
- Proposed Side Elevations - Drawing KE:4A
- Section, Rear and Front Elevation - Drawing KE:5A

Reason: To provide clarity to the permission.

4. Notwithstanding the details shown on the drawings approved under condition 3 of this planning permission, prior to the commencement of any development details of the external materials to be used in the external walls and roof of the building hereby approved (including the extent, nature and colour of timber and other cladding, and the extent and nature of any glazing) shall be submitted to and approved in writing by the Local Planning Authority. Only these approved materials shall be used in the construction of the building.

Reason: In order to secure a satisfactory finished appearance to the development that reflects the character of the surrounding area in accordance with Policy GD7 of the Fylde Local Plan to 2032.

5. Notwithstanding the provisions 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 building hereby approved shall be used to provide an indoor tennis court to be used for playing or coaching tennis, badminton and bowls only, and for no other purpose (including any other use which falls within use class D2 of the same Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification), other than where the written agreement for an alternative use has previously been provided in writing by the local planning authority.

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area, attract additional vehicles to the area, or otherwise harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 Policy GD7.

6. That prior to the first use of the enclosed tennis court hereby approved, a netted 'inner wall' shall be installed within the structure to minimise the velocity at which balls can strike the wall itself so as to reduce impact noise against the walls of the building. Such netting shall be thereafter retained at all times that the court is in operational use for tennis.

Reason: To prevent the creation of noise nuisance in association with the development as required by para 170 of NPPF19.

Informative notes:

1. 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
 3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	18/0968	Type of Application:	Householder Planning Application
Applicant:	Mr Doughty	Agent :	Clover Architectural Design Limited
Location:	133 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
Proposal:	TWO STOREY SIDE AND TWO STOREY AND SINGLE STOREY REAR EXTENSIONS. FORMATION OF 3.2M WIDE VEHICULAR ACCESS WITH PARKING TO FRONT OF DWELLING.		

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 - 18-043 1001
- Proposed Plans and Elevations - 18-033 1107
- Existing and proposed Site Plan - 18-043 1002 Rev A

Reason: To provide clarity to the permission.

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans with the bricks to the extension to match the existing property in terms of their colour, size and texture and the roof to be matching natural slate.

Reason: To ensure that the extension reflects the appearance of the existing property and the wider streetscene as required by Policy GD7 of the Fylde Local Plan to 2032.

4. The proposed windows indicated for the first floor of the side facing elevation (and any other windows that may be inserted into that elevation) shall be glazed with obscure glass of a level of obscurity that accords with at least level 4 on the Pilkington scale, and shall be non-opening to a height of at least 1.7m when measured from the floor area of the room which they serve. Any subsequent replacements for these windows shall also meet these requirements.

Reason: To safeguard the potential for overlooking of the neighbouring residential properties in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. 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
 3. Securing revised plans during the course of the application which have overcome initial problems
2. The extended vehicular access, within the adopted highway fronting the property 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 the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
3. The developer is advised that the works may be subject to the provisions of The Party Wall etc. Act 1996 in which case the property owner should be aware of his or her responsibility in this respect prior to scheduling any building activity or preparatory works. Guidance on this is available from gov.uk and the developer is encouraged to investigate this in advance of commencing building works.

Item Number: 4

Application Reference:	19/0020	Type of Application:	Full Planning Permission
Applicant:	Mr K Whittle	Agent :	
Location:	ASHTON GARDENS BOWLING GREEN CLUB GREEN 2, ST GEORGES ROAD, LYTHAM ST ANNES		
Proposal:	REPLACING EXISTING WOOD SHED WITH WOODEN PAVILION.		

Decision

Authority to grant planning permission delegated to the Head of Planning and Housing subject to receiving satisfactory details of the design and materials of construction of the retaining wall and terraced area on which the pavilion will be sited. Any planning permission to be subject to conditions, including any variations to those listed below, which the Head of Planning and Housing considers necessary to secure the proper implementation of the development.

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 / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. 2019/FY/WH/PL_LOC
- Proposed Layout - Dwg no. 2019/FY/WH/PL/003
- Proposed Elevations - Dwg no. 2019/FY/WH/PL/005

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

3. Within one month of the erection of the timber pavilion hereby approved both the pavilion and the timber shed relocated alongside it shall be stained in accordance with the submitted details (Ronseal Medium Oak stain or equivalent) and thereafter the pavilion and timber shed shall both retain this approved stained colour finish.

Reason: To ensure an appropriate finish which is sympathetic to the character of Ashton Gardens and surrounding park land in accordance with the requirements of policies GD7 and ENV5 of the Fylde Local Plan to 2032.

Informative notes:

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

Item Number: 5

Application Reference:	19/0050	Type of Application:	Full Planning Permission
Applicant:	Mrs Murdoch	Agent :	ML PLANNING CONSULTANCY LTD
Location:	LAND NORTH OF ROSE COTTAGE, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
Proposal:	FORMATION OF NEW VEHICLE ACCESS TO ROSEACRE ROAD INCLUDING CREATION OF ASSOCIATED HARDSTANDING, REMOVAL OF PART OF EXISTING ROADSIDE HEDGEROW AND INSTALLATION OF ACCESS GATE - RESUBMISSION OF APPLICATION 18/0915		

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 / consent relates to the following details:

Approved plans:

- Location Plan - 'Standfords'
- Proposed site plan and elevation plan - drawing no. LG/LM/1733

Supporting Reports:

- Design and Access Statement - ML Planning Consultancy Ltd

Reason: To provide clarity to the permission.

3. The access hereby approved shall only be constructed in accordance with the details shown on ML Planning drawing no. LG/LM/1733, with the following details all provided as shown on that plan prior to the first use of the access, and then retained thereafter:

- A crushed stone surface provided to the extent indicated,
- The gates positioned and designed as shown with physical restraints to prevent the gates from opening onto the adopted highway.

Reason: To ensure the proper construction of the access and any gates so as to ensure the continued safe operation of the adopted highway in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of National Planning Policy Framework.

4. That no later than the first planting season following the installation of the gate hereby approved a native species hedge shall be formed to both sides of the gate to ensure that there

is a continuous hedge boundary between Roseacre Road and the land which is served by the field gate. This hedge shall be planted in accordance with a planting schedule that has previously been submitted to and approved in writing by the local planning authority, and shall be maintained at all times thereafter.

Reason: To provide a continuous and appropriately rural boundary to the site in the interests of highway safety and the rural character of the area as required by Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. The new vehicular access, within the adopted highway fronting the property 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 the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 6

Application Reference:	19/0057	Type of Application:	Full Planning Permission
Applicant:	Staining Parish Council	Agent :	Fylde Borough Council
Location:	PLAYING FIELDS ADJACENT TO STAINING VILLAGE HALL, CHAIN LANE, STAINING		
Proposal:	INSTALLATION OF LAND DRAINAGE TO PLAYING FIELDS, CREATION OF TWO SWALES AND DETENTION BASIN TO CAPTURE SURFACE WATER RUN OFF. RE LEVELLING OF FOOTBALL PITCHES		

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 / consent relates to the following details:

Approved plans:

- Location Plan - TS 18022 PL-01
- Proposed alternative drainage layout - J00TBC 001

Supporting Reports:

- Design and Access Statement (29/1/19)

Reason: To provide clarity to the permission.

3. Prior to commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by another appropriate body; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the

development.

4. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Surface Water Drainage Design Drawing J00TBC 001, Rev A, Dated 06/03/2019. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Informative notes:

1. Land Drainage Consent

The proposals indicate that the applicant intends to discharge surface water from Catchment C of the proposed development into an existing land drain.

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), the developer will need consent from the Lead Local Flood Authority to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

Item Number: 7

Application Reference:	19/0060	Type of Application:	Variation of Condition
Applicant:	Woody's Group Ltd	Agent :	
Location:	STILE FIELD FARMSTORE (WOODYS WAREHOUSE), KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HY		
Proposal:	APPLICATION FOR REMOVAL OF CONDITION 6 ON PLANNING PERMISSION 16/0604 TO REMOVE REQUIREMENT FOR TIMBER CLADDING TO SIDE OF RACKING		

Decision

Variation of Condition: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

- Location Plan - Land Registry plan title LAN64611
- Site Plan and Elevations - Eastham Design Associates drawing 1185-16-01 Rev D
- Landscaping Details - Eastham Design Associates drawing 1185-16-02

Supporting Reports:

- Planning Statement

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

2. The racking shall be retained at the scale, design, appearance and location on the site as shown on the plans approved in condition 1 of this planning permission.

Reason: To ensure that the racking has an appropriate scale and appearance to reflect the rural character of the area and to avoid impacts on the openness of the green belt as required by Policy GD2 and Policy GD7 of the Fylde Local Plan to 2032.

3. That no products shall be stored on the racking at a height that exceeds 3.4m on the eastern racking and 4m on the western racking (i.e. on the roof level).

Reason: To ensure that when operational the racking has an appropriate scale and appearance to reflect the rural character of the area and to avoid impacts on the openness of the green belt as required by Policy GD2 and Policy GD7 of the Fylde Local Plan to 2032.

4. That the racking hereby approved shall only be used for the storage, display and sale of goods associated with the Woodys Warehouse business (or its successors) as undertaken at the application site.

Reason: To ensure that the racking is used for purposes that relate to the existing use of the site in accordance with the proper planning of the area.

5. That within 3 months of the grant of this planning permission a schedule of additional tree and hedge planting to be carried out within the bed that is located alongside the eastern edge of the driveway access to the site shall be submitted to and approved in writing by the local planning authority. This schedule shall include details of the number, species and size at planting along with a timescale for the planting, and an aftercare regime for the maintenance for this additional planting. These works shall then be undertaken in accordance with the approved schedule to ensure that a native species hedge interspersed with taller growing trees is subsequently established, with the hedge then maintained thereafter at a height of no less than 2m in height.

Reason: In order to provide a natural visual screen to the racking approved so as to minimise its impact on the streetscene of Kirkham Road in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. 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 actively engaging in pre-application discussions with the applicant to try and find solutions to problems.