

Development Control Committee



Date	4 January 2006
Venue	Council Offices, Wesham
Committee members	Harold Butler (Chairman) Dr Trevor Fiddler (Vice-Chairman) John Bennett, George Caldwell, Kevin Eastham, Richard Fulford-Brown, Peter Hardy, Howard Henshaw ADK (Malaysia) Raymond Norsworthy, Elizabeth Oades, Barbara Pagett, Albert Pounder, Heather Speak, William Thompson, Colin Walton, Andrea Whittaker
Other Councillors	Maxine Chew
Officers	Phil Woodward, Ian Curtis, Paul Drinnan, Tony Donnelly, Mark Evans, Clare Holmes, Lyndsey Lacey

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Control Committee meeting held on 14 December 2005 as a correct record for signature by the chairman subject to an appropriate condition being incorporated in planning application no 05/0086 (Blue Anchor, Fleetwood Road, Greenhalgh) requiring landscaping at the front of the building.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Elizabeth Oades for Councillor Linda Nulty

4. Development control matters

The Committee considered the report of Mark Evans (Development Control Manager) which set out various planning applications, together with the late

observation schedule that was circulated to all members present at the meeting.

RESOLVED - To decide the applications as stated in the schedule attached.

(Councillors John Bennett, Harold Butler, Kevin Eastham and Trevor Fiddler requested that their names be recorded as having voted against refusal of planning application no 05/1052 relating to the resubmission of an application for an agricultural workers dwelling at Church View Farm, Mowbreck Lane, Treales)

Development Control Committee Minutes

04 January 2006

Item Number: 1

Application Reference:	05/0938	Type of Application:	Full Planning Permission
Applicant:	Mr Brian Cowell	Agent :	Martin Smith
Location:	11 BALDERSTONE ROAD, FRECKLETON, PRESTON, PR4 1YL		
Proposal:	PROPOSED BOUNDARY WALL		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposed boundary treatment, in terms of its design and location, would have a detrimental impact on the character of this residential estate and prejudice public safety contrary to the provisions of Policy HL6 of the adopted Fylde Borough Local Plan.

Item Number: 2

Application Reference:	05/0979	Type of Application:	Full Planning Permission
Applicant:	Mitchells of Lancaster	Agent :	Tyler Design
Location:	THE WINDMILL TAVERN, CLIFTON LANE, CLIFTON, PRESTON, PR4 0Y		
Proposal:	OUTLINE APPLICATION FOR NEW BUNGALOW		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The applicant has failed to demonstrate that the development of this brownfield site is necessary having regard to the housing requirement contained in the Joint Lancashire Structure Plan, the existing level of committed planning permissions for housing, and the availability of previously developed sites within the Borough to accommodate residential development. Accordingly the proposal is contrary to the provisions of Planning Policy Guidance Note 3: Housing, Draft Planning Policy Statement Note 3: Housing and the Adopted Joint Lancashire Structure Plan.
- 2 The development would prejudice the housing strategy for the North West of England as contained in policies UR7 and UR8 of RPG 13 (Regional Planning Guidance for the North

West). In particular, if approved, the proposal would exacerbate an existing situation of potential over-supply of dwellings in the Borough, which would prejudice the ability of the Council to plan monitor and manage the release of land for housing development at the appropriate annualised rate.

- 3 The development would prejudice the housing strategy for Lancashire and Fylde Borough as contained in Policy 12 of the joint Lancashire Structure Plan in particular, if approved, the proposal would exacerbate an existing situation of potential over-supply of dwellings in the Borough, which would prejudice the ability of the Council to plan, monitor and manage the release of land for housing development at the appropriate annualised rate.
- 4 The proposed development would, by reason of its location within a designated countryside area in the Fylde Borough Local Plan be contrary to Policy SP2 of that Plan and Policy 5 of the Joint Lancashire Structure Plan which presumes against development in the open countryside outside defined settlements. The development does not fall within any of the exceptions to that Policy and would, if allowed, serve to consolidate that built development which does exist to the detriment of the character of this part of the countryside and would set a precedent for further similar development elsewhere in the countryside which would be difficult to resist.
- 5 The proposal fails to meet any of the exceptions laid down in Policy HL1 of the Fylde Borough Local Plan. If approved, the proposal would exacerbate an existing situation of potential over-supply of dwellings in the Borough, which would prejudice the ability of the Council to plan, monitor and manage the release of land for housing development at the appropriate annualised rate.
- 6 There is insufficient information submitted with the application in order to adequately demonstrate that the proposal to develop a new dwelling, would not harm the architectural or historic setting of the Grade II Listed Building. The proposal, therefore fails to comply with Policy EP4 of the Fylde Borough Local Plan.

Item Number: 3

Application Reference: 05/1015		Type of Application:	Full Planning Permission
Applicant:	Holyrood Cottage	Agent :	
Location:	HOLYROOD COTTAGE REAR 73, CLIFTON DRIVE, LYTHAM, LYTHAM ST ANNES, FY8 1BZ		
Proposal:	RE-SUBMISSION OF 05/824 FOR TWO STOREY EXTENSION		

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 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 3 The proposed window[s] shown coloured Green on the approved plan shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 4 The integral garage shall be retained for the purpose of housing a motor vehicle only and shall not be modified or converted for any other purpose without the prior approval of the Local Planning Authority.

To ensure that there is adequate parking provision retained within the dwelling curtilage.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:
The Fylde Borough Local Plan.
The Joint Lancashire Structure Plan.
and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan:SP 1 and HL 5 (Revisions to the Housing Chapter)
Joint Lancashire Structure Plan:Policy 2
PPG's/PPS's: PPS1

Item Number: 4

Application Reference: 05/1044		Type of Application:	Full Planning Permission
Applicant:	Kensington Developments Ltd	Agent :	
Location:	WAREING, RIBBY ROAD, WREA GREEN, PRESTON		
Proposal:	RE-SUBMISSION OF 05/675 - RESERVED MATTERS APPLICATION FOR 30 DWELLINGS COMPRISING OF: 18 MEWS HOUSES, 6 APARTMENTS AND 6 AFFORDABLE PROPERTIES.		

Decision

Conditions and Reasons

- 1 Notwithstanding any denotation on the approved plans Samples of facing materials [including details of mortar colour as appropriate], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days 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.

In the interest of securing a satisfactory overall standard of development.

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

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

- 3 The proposed windows shown BLUE shall be permanently fixed shut and be obscurely glazed in a manner to be agreed in writing with the Local Planning Authority. Such works to said windows shall be retained permanently.

In the interests of the amenity of the occupants of neighbouring properties.

- 4 All window frames on the proposed dwelling(s) shall be set in 4 inch/100mm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.

To ensure a satisfactory standard of development in the interests of the overall quality of the built development.

- 5 Details showing the design of all windows shall be submitted to and approved by the Local Planning Authority before development is commenced.

Such details are not clearly shown on the application and to secure an overall satisfactory standard of development.

- 6 All windows and doors shall be of a timber construction and painted or stained in a colour to the satisfaction of the Local Planning Authority; they shall all be set in reveal within their openings.

In the interests of the overall appearance of the development.

- 7 A scheme for the external lighting of the building / premises / site curtilage [including degree of illumination] shall be submitted to and implemented to the satisfaction of the Local Planning Authority; any addition or alteration to the scheme shall be agreed in writing with the Authority.

In the interests of visual / residential amenity.

- 8 The car parking [and unloading and loading] area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site, their visitors or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 9 A scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail. Such details shall also include proposed slab levels of the dwellings hereby approved, relative to the levels of dwellings outside of the site.

To ensure the safeguarding of amenities of residents of properties that surround the site.

- 10 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A to H (inclusive) of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) 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
G	Fuel containers
H	Satellite antenna]

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.

- 11 Notwithstanding the provision of Class(es) A, B & C of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	Gates, walls, fences
B	New access
C	Exterior treatment]

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.

- 12 Prior to development commencing, details of all means of enclosure both to the site boundaries and within the site, shall be submitted to and approved by the Local Planning Authority. Only such agreed details shall be constructed/erected at the site unless written approval is granted to alternative details.

In the interest of visual amenity and to secure a satisfactory standard of development.

- 13 Prior to the commencement of development, a detailed schedule of finished floor levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in strictly accordance with the approved scheme.

In order to ensure a satisfactory form of development having regard to the undulating nature of

the existing site.

REASON FOR APPROVAL

The proposal complies with the relevant development plan policies and guidance and does not have an undue impact on the amenities of nearby residents or the visual amenity of the area.

SUMMARY OF RELEVANT POLICIES

This decision has been made having regard to:
the policies contained within the adopted Development Plan which
comprises of the:

The Fylde Borough Local Plan.

The Joint Lancashire Structure Plan.

and all other relevant planning guidance
and in particular Policies:

Fylde Borough Local Plan: SP 1,EP 3 and HL 2 of the changes to the Housing chapter of the
Local Plan

Joint Lancashire Structure Plan: Policies 2, 12 and 21

PPG's/PPS's: PPS1,PPG 3

Informative notes:

1. The applicant is advised that a further application for approval of reserved matters in regard to landscaping must be submitted prior to the commencement of development.

Item Number: 5

Application Reference: 05/1052		Type of Application:	Full Planning Permission
Applicant:	Mr W Salisbury	Agent :	
Location:	CHURCH VIEW FARM, MOWBRECK LANE, TREALES, NR PRESTON		
Proposal:	RESUBMISSION OF APPLICATION 04/855 FOR PROPOSED AGRICULTURAL WORKERS DWELLING		

Decision

Full Planning Permission Refused

Conditions and Reasons

- 1 The proposed dwelling would be inappropriately sited on a greenfield site which would cause serious visual intrusion into an area of open countryside.

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