



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 20 May 2020
<b>Venue:</b>	Remote Meeting via Zoom.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Chris Dixon, Noreen Griffiths, Kiran Mulholland, Jane Nixon, Linda Nulty, Liz Oades, Michael Sayward, Ray Thomas, Stan Trudgill.
<b>Other Members Present:</b>	Councillor David O'Rourke
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Matthew Taylor, Clare Lord, Lyndsey Lacey-Simone, Ross McKelvie.
<b>Other Representatives:</b>	Anna E Rose - Head of the Planning Advisory Service
<b>Members of the Public:</b>	There were 3 members of the public in attendance at the meeting

### Welcome

By way of introduction, the Chairman welcomed members to the first remote meeting of the Committee.

### Public Speaking at the Planning Committee

There were no registered speakers.

#### 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.

Councillor Kiran Mulholland declared a personal and prejudicial interest in planning application No 20/0261 relating to Sycamore Cottage, 5A Preston Old Road, Freckleton and withdrew from the meeting during the discussion and voting on that item.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 18 March 2020 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Noreen Griffiths 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 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 6 March 2020 and 8 May 2020.

-----

**Fylde Borough Council copyright [2020]**

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

## 20 May 2020

Item Number: 1

<b>Application Reference:</b>	19/0442	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Huws Gray Ltd	<b>Agent :</b>	Cadnant Planning
<b>Location:</b>	HUWS GRAY (FORMER PH TIMBER) UNITS 4 AND 5, SHARD ROAD, SINGLETON, POULTON LE FYLDE, FY6 9BU		
<b>Proposal:</b>	CHANGE OF USE OF LAND AND BUILDINGS FROM A TIMBER YARD TO A BUILDERS' MERCHANT (SUI GENERIS USE) INCLUDING CREATION OF NEW ACCESS TO SHARD ROAD, FORMATION OF ADDITIONAL HARDSTANDING TO INCREASE EXTERNAL STORAGE SPACE AND ERECTION OF 2M HIGH WELD MESH FENCING TO NORTHERN, EASTERN AND SOUTHERN BOUNDARIES - PART RETROSPECTIVE APPLICATION		

### Decision

Full Planning Permission: - Granted

### Conditions and Reasons

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Drawing no. 00719-CCE-V1-XX-404001-C-80 0003 SO REV PO1.1
- Existing Site Plan – Drawing no. 000719-CCE-V1-XX-404001-C-80-0001 S0 02
- Proposed Site Plan - Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S6 05
- Proposed sections – Drawing no. 000719-CCE-V1-XX-404001-C-80-0004 S4 05
- Existing Flood routing – Drawing no. 000719-CCE-V1-XX-404001-C-5030-0001 S5 03
- Proposed Drainage layout -Drawing no. 000719-CCE-V1-XX-404001-C-5030-0001 S5 03
- Proposed Flood extent – Drawing no. 000719-CCE-V1-XX-404001-C-80-0003 S1 01
- Proposed Landscape plan – Drawing no. MH-060-01 REV A
- Detailed Planting sheet 1 – Drawing no. MH-060-02 REV A
- Detailed Planting sheet 2 – Drawing no. MH-060-03 REV A
- Planting detail – Drawing no. MH-060-04
- Landscaping sections – Drawing no. MH-060-05 REV A
- Site access as proposed – Drawing no. 000719-CCE-V1-XX- 404001-C-80-005- S5 01
- Proposed boundary fencing – Drawing no. 00719-CCE-V1-XX-404001-C-80 0006 SO REV PO1.1

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 and National Planning Policy Framework

3. The use of the overall site hereby approved shall be for a builder's merchants (sui generis) and the use of the individual buildings within the site shall be that as shown on the Proposed Site Plan – (Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S6 05). Any change of use from those shown on this plan will require the written consent of the Local Planning Authority.

Reason: To provide appropriate control over the use of the site and the individual buildings within it that are within the closest proximity to neighbouring dwellings to safeguard the amenities of the occupiers of those neighbouring dwellings in accordance with policy GD7 of the Local Plan to 2032.

4. The premises shall not be open to trade and there shall be no movement of vehicles or operation of machinery on site that has the potential to generate any noise audible at the site boundary outside of the hours of 07:30-17:00 on Monday to Fridays, and 08:00-12:00 on Saturdays.

Reason: To safeguard the amenities of the occupiers of the neighbouring dwellings and in accordance with policy GD7 of the Local Plan to 2032.

5. None of the built development hereby approved shall be undertaken until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include:

Pipe/structure references

Dimensions,

Design levels,

- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate (which has been calculated at 1.31l/s 1 in 1, 2.6l/s 1 in 30 and 3.2l/s 1 in 100 + climate change, and soakaway volume provision of 80.64m<sup>3</sup>). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- c) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include management and maintenance of the soakaway (access/cleaning/inspection and periodic replacement when necessary).

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the final drainage designs are appropriate following detailed design investigation, and that the site is adequately drained and will not lead to flood risk on or off the

site in the future

6. The external storage racks, and any items stored on them, shall be no higher than 3m asides the one 4m rack located adjacent to the existing building, as shown on the Proposed sections plan (000719-CCE-V1-XX-404001-C-80-0004 S4 05).

Reason: To safeguard the visual amenities of the area in accordance with policy GD7 of the Local Plan to 2032.

7. The whole of the landscape works, as shown on approved landscaping plans (Drawing no's. MH-060-01 REV A, MH-060-02 REV A, MH-060-03 REV A and MH-060-04) shall be implemented in full during the first available planting season following the extended hardstanding area hereby approved becoming operational. The implemented scheme shall subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason : To ensure a satisfactory standard of development and in the interest of visual amenity in the locality

8. Within 3 months of the grant of this planning permission a scheme for the construction of the revised site access and associated off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a timescale for the construction of that access, and the closing off the existing access and its reinstatement as shown on the plan approved under condition 2 of this permission, which shall be no later than 12 months following the grant of this planning permission.

The new access and associated works shall be implemented and the existing access closed off in accordance with this scheme and the timings it contains.

Reasons: In order to provide an appropriately located and designed access arrangement for the approved use and development in the interests of highway safety and residential amenity as required by Policy GD7 of the Fylde Local Plan to 2032.

9. The extended external storage area as shown on the proposed Site Plan (Drawing no. 000719-CCE-V1-XX-404001-C-80-0002 S6 05) shall not be implemented until the approved access scheme referred to in condition 8 has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.

**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 revised plans during the course of the application which have overcome initial problems

**2. Highways Note**

The new site access and reinstatement of existing access will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 LCC Highways before works begin on site.

**Item Number: 2**

<b>Application Reference:</b>	20/0064	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Fox Brothers Ltd	<b>Agent :</b>	CFM Consultants Ltd
<b>Location:</b>	GORST FARM, LODGE LANE, ELSWICK, PRESTON, PR4 3YH		
<b>Proposal:</b>	CHANGE OF USE OF LAND TO ALLOW STORAGE OF SAND BAGS FOR A TEMPORARY PERIOD OF 12 MONTHS - RETROSPECTIVE APPLICATION		

**Decision**

Change of Use:- Granted

**Conditions and Reasons****1. This permission relates to the following plans:**

- Location Plan - Drawing no. PF/04706/001
- Proposed Site Plan - Drawing no. PF/04706/002
- Proposed Elevations - Drawing no. PF/04706/003

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

2. The removal of the sandbags shall only be undertaken between the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturday and shall not take place on Sundays or Bank Holidays. No machinery shall be operated, no processes associated with the removal of the sandbags shall be carried out, and no vehicles despatched from the site outside these times.

Reason: To minimise the potential for noise and disturbance arising from site operations and vehicle movements in the interests of the amenity of surrounding occupiers in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

3. Notwithstanding Condition 2 above any operation in connection with the removal of the sandbags which includes the operation of machinery / transport vehicles shall be designed so that the rating levels for cumulative noise from all noise sources associated with the removal of the sandbags shall not exceed the existing background noise level (LA90) at the external façade of nearby noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards.

Reason: To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of surrounding residential properties in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

4. The removal of the sandbags from the site shall only be undertaken in vehicles that have an unladen weight of 3.5 tonnes or greater. Any vehicle of that weight that is leaving the site in association with the removal of the sandbags shall accord with the routeing set out in the email dated 9 April 2020 from the applicant's agent with this being "*east along Lodge Lane, north into Watery Gate Lane and north again via White House Lane to the main trunk road Garstang Road. There will be no routing through Elswick Village*" when leaving the site, with journeys to the site by such vehicles following this route in reverse. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all activities relating to the removal of the sandbags shall thereafter take place in accordance with this duly approved scheme.

Reason: To ensure that the routeing of larger vehicles to and from the site is undertaken along surrounding roads that are best able to accommodate such vehicles with the least potential for disturbance to residential amenity or harm to highway safety in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

5. The sandbag storage use hereby permitted shall cease and all sandbags and associated appurtenances shall have been removed from the site no later than 31 May 2021.

Reason: The issuing of a temporary permission will allow the Local Planning Authority to retain control over the use of the land in the interests of visual amenity and in order to preserve the character and appearance of the Countryside Area in accordance with the requirements of Policy GD4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

6. The temporary storage use hereby permitted relates to the sandbags that are currently on site only, and so there shall be no further importation of additional sandbags or other materials to the site as edged red on the approved plan.

Reason: To provide appropriate control over the extent of stored material in the interests of the rural character of the area, neighbouring residential amenity and highway safety in

accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework 2019.

**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.

**Item Number:** 3

<b>Application Reference:</b>	20/0114	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Blackpool Council	<b>Agent :</b>	Cassidy + Ashton Group Ltd.
<b>Location:</b>	BLACKPOOL AIRPORT ENTERPRISE ZONE, LAND AT COMMON EDGE ROAD, MARTON FOLD BLACKPOOL		
<b>Proposal:</b>	FORMATION OF 12 NO. NEW NATURAL GRASS SPORTS PITCHES		

**Decision**

Full Planning Permission:

The decision on the application is delegated to the Head of Planning and Housing pending the expiry of the press consultation period required as this is a 'major' scale development, along with the consideration of any comments that are received as a result.

If the decision is to grant planning permission then this decision shall be subject to a list of planning conditions and reasons which the Head of Planning and Housing is delegated to draft.



**Item Number:** 4

<b>Application Reference:</b>	20/0226	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Sonia Morgan Podiatry Ltd.	<b>Agent :</b>	
<b>Location:</b>	THE OLD SURGERY, 53 ST ANNES ROAD EAST, LYTHAM ST ANNES, FY8 1UL		
<b>Proposal:</b>	CHANGE OF USE FROM CLASS B1a (OFFICE) TO CLASS D1 (MEDICAL FACILITY) TO ENABLE USE AS A PODIATRY CLINIC. TWO STOREY EXTENSION TO REPLACE GARAGE ELEMENT WITH SINGLE STOREY GLAZED LINK TO SURGERY BUILDING		

## Decision

Change of Use:

The decision on the application is delegated to the Head of Planning and Housing on expiry of the statutory press notification period and the consideration of any comments that are received as a result. Any decision to GRANT planning permission be subject to the following conditions and reasons, or modifications/additions to them that he considers are necessary:

## 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 - Drawing no. SM01.01
- Proposed Site Plan, Plans and Elevations - Drawing no. SM01.02

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 any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings and the surface materials for ground works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 the premises shall be used for a medical facility (podiatry clinic) use only and not for any other purpose including those in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any other Order revoking or superseding it.

Reason: The use of the premises for any other purpose could impact on the employment designation of the application site and wider area and would require further consideration by the Local Planning Authority.

5. The premises shall not be used except between the hours of :-
- Between 8:30 hours and 18:00 hours on Mondays to Fridays;
  - Between 9:00 hours and 13:00 hours on Saturdays;
- and at no time on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

6. Prior to the first use of the premises hereby approved, the two in-curtilage parking spaces indicated as being available for the use on the Location Plan approved under condition 2 of this permission shall be made available for use. These spaces shall all remain available for use by staff/patients/visitors to the premises at all times thereafter.

Reason: To ensure that an appropriate level of parking provision is provided and retained for the mixed use proposed in the interests of highway congestion and safety as required by Policy GD7 and Policy T5 of the Fylde Local Plan to 2032.

7. The use hereby permitted shall not take place unless and until a scheme for the provision of waste storage facilities (including, where applicable, provision for secure storage of clinical and confidential waste) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of: (i) the number, size and type of bins required; and (ii) the siting, layout, size, design and materials of the waste store and any associated means of enclosure. The waste storage facilities shall be constructed in accordance with the duly approved scheme and made available for use before the use hereby permitted first takes place, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage and management of waste in the interests of visual amenity and to avoid any conflicts between the siting of these facilities and areas for vehicle parking and manoeuvring in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

#### **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. **Party Wall Act Note**

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 the gov.uk website by searching 'Party Wall Act'

**Item Number:** 5

<b>Application Reference:</b>	20/0261	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Mulholland	<b>Agent :</b>	Clover Architectural Design Limited
<b>Location:</b>	SYCAMORE COTTAGE, 5A PRESTON OLD ROAD, FRECKLETON, PRESTON, PR4 1PD		
<b>Proposal:</b>	SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE AND REAR EXTENSION. ERECTION OF DETACHED GARDEN STORE TO REAR		

**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 plans:

- Location Plan - Drawing no.20-010 1001
- Proposed site, floor & elevation Plans - Drawing no. 20-010 1100 REV. B
- Proposed floor & elevation Plans (garage) - Drawing no. 20-010 1102

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

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to any development activity commencing, the Sycamore tree covered by Tree Preservation Order 1994 No. 5 (Freckleton) shall be protected by erecting HERAS fencing at the Root Protection Areas (RPAs). The developer is to provide notification to the council's Tree Officer of the erection of this fencing in advance of work commencing on site.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity. In accordance with Policy ENV1 of the Fylde Local Plan to 2032 and the aims of 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.