



MINUTES

Planning Committee

Date:	Wednesday, 7 October 2020
Venue:	Remote Meeting via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jane Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Other Members:	Councillors Alan Clayton, Matthew Lee.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Matthew Taylor, John Copestake, Clare Lord, Lyndsey Lacey-Simone.
Members of the Public:	3 members of the public attended the meeting.

Welcome

By way of introduction, the Chairman, Councillor Trevor Fiddler welcomed all those present to the remote meeting of the Committee.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 16 September 2020 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members

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.

During the course of the presentation on planning application no:20/0113 relating to 67 Clarendon Road, St Annes, Councillor Oades sought clarification on Lancashire County Council's policy on matters associated with off-street parking and deemed inconsistencies/lack of conformity for such development sites. Mr Stell undertook to clarify matters with the County Council and report back to the Committee in due course.

(Councillor Tim Armit was not in attendance during the presentation of planning application no: 20/0571 relating to land to the rear of plots 4,5,6,7 & 8 Foundry Court, Treales and planning application no 20/0439 relating to Stanley Villa Farm, Weeton and did not take part in the voting thereon).

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 21 August and 25 September 2020.

John Copestake - Senior Planning Officer

At the conclusion of the meeting, John Copestake, recently appointed Senior Planning Officer was introduced to the Committee.

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Planning Committee Minutes

07 October 2020

Item Number: 1

Application Reference:	20/0113	Type of Application:	Outline Planning Permission
Applicant:	Mr Butters	Agent :	Keystone Design Associates Ltd
Location:	67 CLARENDON ROAD, LYTHAM ST ANNES, FY8 3HX		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO STOREY BLOCK OF FOUR APARTMENTS (ACCESS, APPEARANCE, LAYOUT AND SCALE APPLIED FOR WITH LANDSCAPING RESERVED) - RESUBMISSION OF APPLICATION 18/0861		

Decision

Outline Planning Permission:- Granted

Conditions and Reasons

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the “reserved matters”) before any development takes place:- the landscaping of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

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

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

Drawing no. A018/000/S/03 – Site location.

Drawing no. A018/094/P/01 Revision E – Proposed street scene and site layout.

Drawing no. A018/094/P/02 Revision D – Proposed elevations/floor plans & basic site.

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 they relate to

the site area, the access, appearance, layout and scale of the development, and shall not exceed the maximum number of dwellings applied for.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

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

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

6. 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 building 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 details.

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 the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a landscaping scheme for the development that provides details of:

- a) Any existing trees, hedgerows and any other vegetation on the site to be retained;
- b) compensatory planting to replace any trees or hedgerows to be removed;
- c) the introduction of additional planting within the site which does not fall within a) or b); and
- d) the type, size, species, siting, planting distances and the programme of planting of trees, hedges and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season following the first occupation of any of the dwellings hereby approved and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

8. No above ground works of development shall take place until a scheme for the design and construction of the development's vehicular access (the layout and position of which is shown on drawing no. A018/094/P/01 Revision E) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provisions and/or include details for:

- a) the extension of the existing dropped crossing onto Rossendale Road which is to serve the vehicular access, including the removal and/or modification of any existing means of enclosure required to provide the access;
- b) that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site to be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials;
- c) any gates and associated opening mechanisms erected across the access to be located outside the adopted highway and for the gates to be fitted with physical restraints to prevent them from opening onto the adopted highway.

The development's vehicular access and any associated gates and/or other means of enclosure shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

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

9. No above ground works of development shall take place until a scheme for the permanent closure of the existing dropped crossing onto Rossendale Road which is located to the southwest of the proposed vehicular access for the development (adjacent to 'lamp column 4') and its subsequent reinstatement to full height kerbs with a reprofiled footway has been submitted to and approved in writing by the Local Planning Authority. The physical works associated with the closure of the existing dropped crossing and subsequent reinstatement of the footway shall be implemented in full accordance with the duly approved scheme before any of the dwellings hereby approved are first occupied.

Reason: To ensure that the existing, redundant dropped crossing onto Rossendale Road is removed in order to increase the level of on-street parking provision available on Rossendale Road and to provide enhanced circulation and defensible space for pedestrians travelling past the site in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. The vehicle parking and manoeuvring areas for the development indicated on drawing no. A018/094/P/01 Revision E shall be laid out and made available for use in accordance with the details shown on the approved plan before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway and for vehicles entering and exiting the site to do so in forward gear in the interests of road safety, and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

11. None of the dwellings hereby approved shall be occupied until a scheme for the provision of bicycle parking for the development has been submitted to and approved in writing by the

Local Planning Authority. The scheme shall include the following details:

- a) the number of bicycle parking spaces to be provided, which shall be no less than 4;
- b) the siting, size, design and materials to be used in the construction of any bicycle store(s); and
- c) a timetable for the provision of the bicycle parking spaces and store(s).

The bicycle parking spaces and store(s) shall be constructed and made available for use in accordance with the duly approved scheme and the timetable contained therein, and shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

12. None of the dwellings hereby approved shall be occupied until a scheme for the provision of a bin store for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the size, siting, layout, design and materials of the bin store and any associated means of enclosure; and
- b) the number and size of bins that the bin store will accommodate.

The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

13. 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:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives and visitors;
- c) details of areas designated for the loading, unloading and storage of plant and materials off the highway;
- d) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- e) measures to control the emission of dust and dirt during construction;

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 policy GD7 and the National Planning Policy Framework.

14. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1st March and 31st August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the

vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

15. No above ground works of development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a) separate systems for the disposal of foul and surface water;
- b) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- c) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- e) details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings are first occupied and shall be managed and maintained as such thereafter.

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.

16. Before each dwelling hereby approved is first occupied, the bathroom window for that dwelling located on the northwest facing (rear) elevation of the building shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Highways:

With respect to the requirements of conditions 8 and 9 of this permission, the applicant is advised that any works associated with the extension, closure and/or modification of existing dropped crossings within the adopted highway will need to be carried out in accordance with the terms of an agreement entered into under section 184 of the 1980 Highways Act (Vehicle crossings over footways and verges). The Highway Authority 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. 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. Protected species:

Whilst the development has been assessed as low risk for protected species (specifically bats) the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.

Item Number: 2

Application Reference:	20/0137	Type of Application:	Change of Use
Applicant:	Mr John Collins	Agent:	
Location:	ANGEL LANE CARAVAN PARK, FIELD 7126, FAIRFIELD ROAD, STAINING, BLACKPOOL, POULTON LE FYLDE, FY6 8DN		
Proposal:	CHANGE OF USE FROM EQUESTRIAN Paddock TO ALLOW AN ADDITIONAL PITCH FOR THE SITING OF UP TO 4 ADDITIONAL TRAVELLER CARAVANS (OF WHICH NOT MORE THAN 1 TO BE A STATIC CARAVAN) AND ERECTION OF UTILITY BUILDING. (RETROSPECTIVE)		

Decision

That subject to confirmation from MHCLG that the Secretary of State does not wish to recover this application for determination, that planning permission be refused for the following reason:

Suggested Reason for Refusal

1. The formation of an additional pitch on this site in addition to the 6 authorised pitches would lead to an increased number of caravans, vehicles, utility buildings and associated paraphernalia on the site together with additional activity and vehicle movements. The site is

located in an area allocated as countryside in the Fylde Local Plan to 2032, where it is intended that development should be limited to a form and scale that reflects the rural character of the area. Due to the particularly flat nature of the surrounding landscape and as the site is open to views from the wider area, the increased scale and density of development would result in significant and demonstrable harm to the character of that landscape.

Whilst there are personal benefits to the applicant and his immediate family from being located where there is access to support for and from the wider family network these benefits do not outweigh the harm caused to the landscape by the increased density of development. Accordingly the proposal is contrary to the requirements of Policy GD4 relating to development in the countryside; to criteria d), h) and i) of Policy GD7 relating to design matters; to Policy ENV1 relating to landscaping harm; and to criteria d) of Policy H5 relating to gypsy/traveller site impacts on the local environment; of the Fylde Local Plan to 2032.

Item Number: 3

Application Reference:	20/0439	Type of Application:	Variation of Condition
Applicant:	Mr Young	Agent :	Gary Hoerty Associates
Location:	STANLEY VILLA FARM FISHING AND CAMPING, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HN		
Proposal:	VARIATION OF CONDITIONS OF PLANNING PERMISSION 17/0572 TO ALLOW USE OF PART OF SITE AS TENTING FIELD. CONDITION 2 TO BE VARIED TO ENABLE TENT CAMPING, CONDITION 3 TO BE VARIED TO ENSURE TENT CAMPING IS FOR HOLIDAY PURPOSES ONLY, AND CONDITION 6 TO BE VARIED TO ENSURE SITE MANAGEMENT PLAN RELATES TO TENT CAMPING		

Decision

Variation of Condition:- Refused

Reason

1. The proposal relates to the variation of a series of conditions on planning permission 17/0572 to permit the siting of 10 'bell tents' on a part of the site, and the revisions to the management of the site as controlled by that permission to facilitate the tenting use.

The effect of this change is to introduce a significant increase in the overall capacity of the site, and to introduce accommodation that will inevitably necessitate its users being reliant on outdoor space for cooking, socialising and entertainment, with this compounded by the limited availability of alternative facilities within the site (and surrounding area) for those purposes.

The consequence of this is that the level of activity and noise generated by the site, particularly in the evening when background noise levels are at their lowest, is likely to lead to an undue risk of harm to the tranquil nature of the surrounding rural area, and the amenity enjoyed by neighbouring occupiers.

This impact is harmful to a degree that would conflict with criteria c) and h) of Policy GD7 relating to amenity and that part of Policy ENV1 relating to the protection of tranquil rural landscapes of the Fylde Local Plan to 2032; and the guidance in the NPPF in particular section f) of paragraph 127, section e) of paragraph 170, and section a) and b) of paragraph 180 relating

to amenity considerations.

Informative notes:

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

Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 39 of NPPF, or during the consideration of the application as promoted by para 38 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 4

Application Reference:	20/0525	Type of Application:	Full Planning Permission
Applicant:	Mr Barnes	Agent :	Zulli
Location:	7 JUBILEE WAY, LYTHAM ST ANNES, FY8 3TT		
Proposal:	ERECTION OF REPLACEMENT TWO STOREY DWELLING FOLLOWING DEMOLITION OF EXISTING HOUSE AND GARAGE - RESUBMISSION OF APPLICATION 20/0221		

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
- Proposed Elevations - Drawing no. 1199 PL BAR L.6 Rev K
- Proposed Ground Floor Plan - Drawing no. 1199 PL BAR L.3 Rev L
- Proposed First Floor Plan - Drawing no. 1199 PL BAR L.4 Rev L

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 development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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 Schedule 2, Part 1, Class A 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), before the dwelling hereby approved is first occupied the first floor bathroom window shown on the south facing side elevation of the dwellinghouse hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and No.5 Jubilee Way in order to preserve the privacy of the occupiers of No.5 Jubilee Way in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 1, Class A 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 dwelling hereby approved shall not be altered or extended.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework

6. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 08:00 hours and 13:00 hours on Saturdays. No delivery of materials or construction work shall take place on Sundays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

Informative notes:

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

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

1. 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: 5

Application Reference:	20/0571	Type of Application:	Full Planning Permission
Applicant:	Newhall Downey Ltd	Agent :	Hugr Homes
Location:	LAND TO REAR OF PLOTS 4,5,6,7 & 8, FOUNDRY COURT, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3EX		
Proposal:	CHANGE OF USE OF AGRICULTURAL LAND TO FORM EXTENDED DOMESTIC CURTILAGE TO EACH INDIVIDUAL PLOT WITH ASSOCIATED FENCING AND LANDSCAPING		

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:

- Site Location Plan - ADS drawing 1388 51J received 6/8/20
- Landscaping Plan - Kirman drawing ADS001 received 18/9/20

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 approved landscaping scheme listed in condition 2 of this planning permission shall be implemented in full during the first planting season (November - February) following the extension of the curtilage to any of the dwellings as authorised by this planning permission, with the areas which are landscaped to be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within ten years of planting shall be replaced by trees, hedges or shrubs of similar size and

species to those originally required to be planted.

Reason: To provide an appropriate rural boundary to the residential site with the adjacent agricultural land in the interests of preserving the rural character of the wider area as required by Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to the first use of any of the extended domestic curtilage area hereby approved the western and southern perimeter of the entire area shall be defined by the erection of a timber stock fence to a height of no more than 1.2m above ground level. This fence shall thereafter be retained as the defining feature for this site boundary with no alternative or additional fencing erected.

Reason: To provide an appropriate rural boundary to the residential site with the adjacent agricultural land in the interests of preserving the rural character of the wider area as required by Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

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.