



MINUTES

Planning Committee

Date:	Wednesday, 6 September 2017
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Maxine Chew, Michael Cornah, Angela Jacques, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Ray Thomas.
Other Members in Attendance:	Councillors John Kirkham, Sandra Pitman.
Officers Present:	Ian Curtis, Mark Evans, Rob Buffham, Lyndsey Lacey- Simone
Members of the Public:	Approx 10 members of the public were in attendance during the course of the day.

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.

Councillor Maxine Chew declared a personal and prejudicial interest in planning application 17/0480 relating to Swarbrick Hall Farm, Singleton Road, Weeton with Preese and withdrew from the meeting prior to the discussion and voting thereon.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 9 August 2017 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council procedure rule 25:

Councillor Maxine Chew for Councillor Heather Speak.

Councillor Angela Jacques for Councillor Neil Harvey

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.

(Councillors Jan Barker and Kiran Mulholland were not in attendance during the consideration and voting on planning application nos: 17/0472, 17/0473, 17/0480, 17/0538, 17/0584, 17/0590, 17/0602 and items 5 and 6 on the main agenda).

Following detailed consideration of each application, it was RESOLVED to decide the applications as stated in the schedule attached.

5. Fylde Council Tree Preservation Order 2017.07: 99 Ballam Road, Lytham St Annes

The Chairman invited Mark Evans (Head of Planning and Housing) to introduce the report. In doing so, he stated that the committee was asked to confirm the above Tree Preservation Order having considered the representations received following the making of the Order. He stated that the Council's constitution requires that when an objection is received the decision whether to confirm the Order is to be made by the Planning Committee.

Following consideration of this matter it was RESOLVED that the committee confirms the Tree Preservation Order so that it becomes permanently effective.

Information Items

6. List of Appeals Decided

This information report provided details of appeal decision letters received between 14 July and 25 August 2017.

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Item Number: 1

Application Reference: 17/0129		Type of Application: Reserved Matters	
Applicant:	Hallam Land Management Ltd	Agent :	Pegasus Group
Location:	LAND OPPOSITE AND BLACKFIELD END FARM, CHURCH ROAD, BRYNING WITH WARTON		
Proposal:	APPLICATION FOR APPROVAL OF ALL RESERVED MATTERS (ACCESS, APPEARANCE, LAYOUT, LANDSCAPING AND SCALE) FOR THE ERECTION OF 333 NO. DWELLINGHOUSES AND ASSOCIATED GARAGES PURSUANT TO OUTLINE PLANNING PERMISSION 13/0674		

Decision

Approval of Reserved Matters:- Authority to determine the approval of the reserved matters application delegated to the Head of Planning & Housing subject to receipt and consideration of the Local Highway Authority's comments and consultation on any material revisions with Bryning with Warton Parish Council. In addition, any reserved matters approval being granted subject to the following conditions or any necessary revision or additional conditions resultant of the Local Highway Authority comments or other matters that arise through the consultation process that it is considered necessary to address.

Conditions and Reasons

1. This consent relates to the following approved plans:
 - Proposed Overall Site Layout drawing number CRWO/SL/01 revision B.
 - Proposed Site Layout Northern Site CRW/SL/02 rev B.
 - Proposed Site Layout Southern Site CRW/SL/03 rev A.
 - Bede Housetype drawing number mh/bed/001.
 - Buchan Housetype drawing number 4118013.
 - Buchan Dual Aspect Housetype drawing number 411DA8013 revision A.
 - Burroughs Housetype drawing number 2058013.
 - Buttermere Housetype drawing number 5018013.
 - Chadwick Housetype drawing number 4518013.
 - Darwin Housetype drawing number 3078013 revision A.
 - Darwin Dual Aspect Housetype drawing number 307DA8013.
 - Fenwick Housetype drawing number 4308013.
 - Hawthorne Housetype drawing number 3048013.
 - Kipling Housetype drawing number 3108013.
 - Malory Housetype drawing number 3208013.
 - Rolland Housetype drawing number 4038013 revision A.
 - Shakespeare Housetype floor plan drawing number 5048013.
 - Shakespeare Housetype Elevation drawing number 5048023.
 - Tolkien Housetype drawing number 3058013.

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- Waingroves Housetype drawing number 3138023C.
- Wilde Housetype drawing number 3048013.
- Double detached garage drawing number 090/TDG1/001 revision A.
- Single detached garage drawing number 090/SG1/001 revision A.
- Proposed Material & Boundary Treatment Plan Northern Site drawing number CRWN/M&BT/06 revision A.
- Proposed Material & Boundary Treatment Plan Southern Site drawing number CRWN/M&BT/07 revision A.
- Proposed Streetscenes Northern Site drawing number CRWN/SS/01 revision A.
- Proposed Streetscenes Southern Site drawing number CRWN/SS/02 revision A.
-

Supporting Information:

- Design Statement Part 1, Part 2 and Part 3 (Hallam Land Management, January 2017).
- Planning Statement (Pegasus Group, 3rd February 2017).

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

2. Prior to commencement of the development hereby approved, Phasing plans for that part of the site on the west of Church Road and on the east of Church Road shall be submitted to and approved in writing by the Local Planning Authority. The phasing plans shall include highways, pedestrian and cycle routes and green infrastructure. The development shall be implemented in accordance with the approved phasing plans.

Reason: To ensure the appropriate timing and delivery of works on site.

3. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, details of finished floor levels and external ground levels for each plot within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Policy HL2 and EP30 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

4. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, details of the external roofing and facing treatments within that phase shall be submitted to and approved by the Local Planning Authority. Thereafter only those approved materials shall be used in the development of that phase, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

5. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, a scheme detailing the precise location, size and appearance of all boundary treatments, including the planting schedule for any hedge planting shall be submitted to and approved in writing by the Local Planning Authority. The development of the phase shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and retained thereafter.

Reason: To provide sufficient clarity over the boundary treatments and in the interests of visual amenity, in accordance with Policy HL2 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

6. Prior to commencement of the northern site development, detailed design of both the pump stations and any required screening shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity, in accordance with Policy HL2 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

7. Notwithstanding any details shown on the approved plans, prior to commencement of the development hereby approved, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the type, species, siting and planting distances for all trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the agreed phasing period, or, first planting season after the development is substantially completed whichever is the sooner, 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 appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with Policies HL2, EP14 and EP18 of the adopted Fylde Borough Local Plan and GD7, ENV1 and ENV2 of the Submission Version of the Fylde Local Plan 2032.

8. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, a detailed hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide surface finishes of all hard surfaces, including roads and driveways. The development of that phase shall be implemented in accordance with the approved scheme and retained thereafter.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity and to enhance the character of the street scene in accordance with Policy HL2 of the adopted Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

9. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, details of the equipped play areas including the phasing of delivery, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and available for public use in accordance with the approved details and agreed timescales of delivery, and retained thereafter.

Reason: To ensure appropriate provision and delivery of equipped play with the development in accordance with Policy TREC17 of the adopted Fylde Borough Council Local Plan and GD7 of the submission version Fylde Local Plan to 2032.

10. Prior to commencement of the development hereby approved, a scheme of street lighting design shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

11. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of public open space / amenity landscaping, and equipped play areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the development is implemented and maintained to a satisfactory degree into the future, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

12. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority for:

1. any works within or adjacent to the root protection area of trees and hedgerow to be retained on site or overhanging the site.

The AMS shall detail the root protection area (RPA) of affected trees and method of construction for any works within the RPA, in order to minimise disturbance to tree roots and preserve longevity of the tree. The development shall be constructed in accordance with the approved AMS.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

13. Prior to commencement of the development hereby approved, a scheme to protect retained trees and hedgerow during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being

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retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

14. There shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity, in accordance with Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

15. On site works, including any heavy vehicular movements and deliveries to/ from the site, shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and GD7 of the submission version Fylde Local Plan (2011-2032).

16. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained to allow for the parking of a private car thereafter.

Reason: To ensure provision and retention of required parking within the development, in accordance with adopted Parking Standards and Policy T5 of the Submission Version of the Fylde Local Plan 2032.

17. Notwithstanding the provision of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no development of the type specified in Classes A, B, C, D, E and F of Part 1 shall be carried out on Plot numbers 122-125 inclusive, and, 306-329 inclusive, unless planning permission has been granted first.

Reason: Due to the restricted nature of the site, whilst the dwelling as approved is acceptable, any further extensions or alterations normally permitted under the above provisions may in this case conflict with the interests of adjacent properties or the amenity of the area generally in accordance with Policy HL2 of the adopted Fylde Borough Local Plan.

18. The development hereby approved shall be constructed in accordance with all interface distances as annotated on drawing number CRWO/SL/01 revision B.

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Reason: In order to safeguard the amenity of neighbouring properties, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

- 19 Prior to the commencement of built development, details of safety fencing to be erected around all areas of standing water within the site shall be submitted to and agreed in writing by the local planning authority. The fencing shall be erected in accordance with a phasing schedule which shall form part of the approved details and shall be retained thereafter unless the express consent of the local planning authority has first been obtained.

Reason: In the interest of public safety.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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.Securing revised plans during the course of the application which have overcome initial problems.
2. Electricity North West Notes:

The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive - HS(G)47 – Avoiding danger from underground services, and, GS6 – Avoidance of danger from overhead electric lines.

Other points, specific to this particular application are:-

- There are live HV and LV cables along the borders of both North and South development sites, along Church Road.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service at a modest cost for our electricity assets. This is a service, which is constantly updated by our Data Management Team (Tel No. 0800 195 4749) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Item Number: 2

Application Reference: 17/0140		Type of Application: Full Planning Permission
Applicant:	Mr W Brooks	Agent :
Location:	BROOK COTTAGE, GARSTANG ROAD, SINGLETON, POULTON LE FYLDE, FY6 7SX	
Proposal:	RE-SUBMISSION OF APPLICATION 16/0746 CHANGE OF USE OF LAND TO DOG BOARDING KENNELS AND DOG TRAINING SCHOOL, ERECTION OF KENNEL BUILDING, ERECTION OF ISOLATION KENNEL, AND FORMATION OF VISITOR PARKING AREA	

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 details:

Approved plans:

- Location Plan - Land Registry plan
- Proposed Site Plan, Plans and Elevations - Dwg. No. Brooks/01 Rev.A

Supporting Reports:

- Operational Statement dated 07 March 2017
- Revised Acoustic Survey and Assessment dated July 2017
- Odour Management Plan dated February 2017

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the

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Local Planning Authority no later than 28 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.

Reason: In the interest of visual amenity to ensure a satisfactory standard of development.

4. The walls and roofs of the buildings hereby approved shall be implemented in accordance with the mitigation measures identified within the Revised Acoustic Survey and Assessment dated July 2017 before the buildings are brought in to use. The provisions of those details stated in paragraph 2.5 and Appendix 1 of the document shall subsequently be retained thereafter.

Reason: In the interests of minimising the potential for noise nuisance from the site to occur to the detriment of the amenity of adjacent residential occupiers as required by Policy EP27 of the Fylde Borough Local Plan.

5. This permission shall not inure for the benefit of the land but shall operate for the benefit of the occupiers of Brook Cottage only. The kennels shall not be managed other than by the occupiers of that dwelling and shall in no case be used as separate commercial kennels.

Reason: To provide supervision and security of the operation in the interests of amenity.

6. A scheme for the external lighting of the buildings and site curtilage [including degree of illumination and light spillage] shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any lighting on the site hereby approved. Only lighting that accords with the approved scheme shall be installed at the site, with any additional or altered lighting only installed following its previous approval in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity of the area and of neighbouring occupiers.

7. The only dogs permitted to be kept on the site as part of the hereby approved business of dog training, boarding and breeding shall be those within the following schedule, that is dogs which are being trained or in training as gun dogs in order to assist hunters and shooters in the finding, flushing or retrieving of game. At all times a daily log of all dogs being kept on the site shall be maintained and this shall be kept and made available to the local planning authority for inspection and copying upon request.

Hunt/Point/Retrieve Schedule

Bracco Italiano

Brittany

English Setter

German Long Haired Pointer

German Short Haired Pointer

German Wire Haired Pointer

Gordon Setter

Irish Red & White Setter

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Irish Setter
Italian Spinone
Hungarian Vizsla
Hungarian Wire Haired Vizsla
Korthals Griffon
Kooikerhondje
Lagotto Romagnolo
Large Munsterlander
Pointer
Slovakian Rough Haired Pointer
Weimaraner
Retriever
Retriever – Labradoodle
Retriever – Goldendoodle
Retriever – Chesapeake Bay
Retriever – Curly Coated
Retriever – Golden
Retriever – Labrador
Retriever – Nova Scotia Duck Tolling
Spaniel
Spaniel - Cocker
Spaniel – American Cocker
Spaniel – Clumber
Spaniel – English Springer
Spaniel – Field Spaniel
Spaniel – Irish Water
Spaniel - Sussex Spaniel
Spaniel – Welsh Springer
Spaniel - Sproker (Springer Spaniel x Cocker Spaniel)
Spanish Water Dog

Reason: To ensure that working dogs only are present at the site to limit the levels of noise emanating from the proposed use in the interests of the amenity of nearby occupiers and the character or appearance of the locality.

8. The training of dogs shall be limited to those boarding at the site and shall only take place between the hours of 10:00 - 17:00 on Mondays to Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays. Records of all training shall be maintained and made available on request to the local planning authority.

Reason: In the interests of ensuring no noise detriment to adjacent occupiers.

9. No development approved by this permission shall be commenced until a scheme for the containment, storage and disposal of solid waste has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans and maintained at all times thereafter.

Reason: In the interests of minimising the potential for noise nuisance from the site to occur to the detriment of the amenity of adjacent residential occupiers as required by Policy EP27 of the Fylde Borough Local Plan.

10. The operation of the premises hereby approved shall be undertaken with full compliance to all aspects of the Odour Management Plan dated February 2017

Reason: In the interests of minimising the potential for odour nuisance from the site to occur to the detriment of the amenity of adjacent residential occupiers.

11. No more than 3 dogs shall take part in exercise and training activities at the site at any time.

Reason: To safeguard the amenity of the area and nearby residents.

12. Before the development hereby approved is completed and brought into use, a properly designed yard gully complete with perforated sediment pan shall be provided to serve the kennel accommodation and any associated paved area and be connected to the foul drainage system.

Reason: To ensure an adequate drainage system is available at all times to serve the development and avoid pollution.

13. Before the development is first brought into use, the parking spaces identified on Dwg. No. Brooks/01 Rev.A shall have been provided, hard surfaced and made available for use within the curtilage of the site, in accordance details that shall first have been submitted to and approved by the local planning authority before development commences. The approved scheme shall once provided be permanently maintained in accordance with the approved details.

Reason: To ensure that adequate off-street parking provision is made in the interests of highway safety.

14. The kennels hereby approved shall not be used for the kennelling of any more than 16 animals at any one time.

Reason: To provide appropriate control over the scale of the kennelling use to protect neighbouring residential amenity from undue noise disturbance in accordance with the findings of the Noise Report submitted with the application and Policy EP27 of the Fylde Borough Local Plan.

Informative notes:

1. The applicant is advised to contact the Council's Environmental Health and Licencing teams regarding the need to obtain a kennel boarding licence and to ensure the kennels are constructed in accordance with the Model Standards. They can be contacted on 01253 658658.
2. Without prejudice, any complaints received by the Environmental Health Enforcement Team once operational will be investigated in accordance with the current policies and procedures. Action can be taken under the Environmental Protection Act 1990 as a statutory noise nuisance.

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3. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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 during the course of the application on potential problems and possible solutions; and,
 3. Securing revised plans and sound proofing details during the course of the application which have overcome initial problems.

Item Number: 3

Application Reference:	17/0472	Type of Application:	Householder Planning Application
Applicant:	Mr S Bell	Agent :	
Location:	4 GREENFIELDS CRESCENT, MEDLAR WITH WESHAM, PRESTON, PR4 3EH		
Proposal:	RETROSPECTIVE APPLICATION FOR INSTALLATION OF BI-FOLDING DOORS TO REPLACE KITCHEN WINDOW TO FRONT		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

None

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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: 4

Application Reference:	17/0473	Type of Application:	Variation of Condition
Applicant:	Mr Bateson	Agent :	Savills (UK) Limited
Location:	BANK LANE CARAVAN PARK, BANK LANE, BRYNING WITH WARTON, PRESTON, PR4 1TB		
Proposal:	VARIATION OF CONDITION 1 ON PLANNING APPLICATION 5/89/0693 TO SEEK PLANNING APPROVAL FOR THE CARAVAN PARK TO REMAIN OPEN ALL YEAR ROUND.		

Decision

Variation of Condition:- 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:

- Site Location Plan

Reason: To provide clarity to the permission.

3. The owners/operators of the caravan site shall maintain an up-to-date register of the names, main address and the period of occupancy including arrival and departure dates of all owners/occupiers of individual caravans/cabins/chalets/holiday lodges etc. on the site. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

4. That the caravans within the area edged red on the Site Location Plan submitted with this application shall be occupied for holiday purposes only and not as a persons' permanent, sole or main place of residence.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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:	17/0480	Type of Application:	Full Planning Permission
Applicant:	J T Smith	Agent :	Ian Pick Associates Ltd
Location:	SWARBRICK HALL FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JJ		
Proposal:	EXTENSION OF EXISTING POULTRY REARING ENTERPRISE BY FURTHER 90,000 BIRDS THROUGH ERECTION OF 2 NO. POULTRY BUILDINGS WITH ASSOCIATED BULK BINS AND INFRASTRUCTURE FOLLOWING DEMOLITION OF EXISTING PIG UNITS		

Decision

Full Planning Permission:- Authority to determine the application delegated to the Head of Planning and Housing subject to the satisfactory completion of a Habitats Regulation Assessment, as required given the scale of the development, and the amendment to the scheme or the conditions to address any issues that arise as a consequence of that. The conditions suggested are as follows:

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 consent relates to the following details:

Approved plans:

- Location Plan - drawing no. IP/JS/01
- Proposed site plan - drawing no. IP/JS/02
- Proposed floor plans and elevations - drawing no. IP/JS/03

Supporting Reports:

- Design, Access & Planning Statement - Ian Pick June 2017
- Landscape appraisal - doc ref. IPA21267LA - ACD Environmental 30.05.2017
- Flood risk and surface water management plan - doc. ref. K0711/1 Hydro-logic services (May 2017)
- Preliminary Ecological Appraisal - May 2017
- Environment Agency permit - permit number EPR/XP3330VH/V002
- Environmental statement - Ian Pick June 2017
- Plant Noise Assessment Acoustics Report - 7th April 2017
- Dispersion Modelling Study of the impact of odour (AS Modelling & Data Ltd) - 11th April 2017

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

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans, with any modification to this agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity to preserve the character of the countryside.

4. No development shall commence 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, as a minimum:

- a. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b. The drainage strategy should demonstrate that the post development surface water run-off will not exceed the pre-development greenfield runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d. Flood water exceedance routes, both on and off site;
- e. A timetable for implementation, including phasing as applicable;
- f. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g. Details of water quality controls, where applicable.

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.

Reasons: To ensure that the proposed development can be adequately drained, and that there is no flood risk on or off the site resulting from the proposed development in accordance with policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

5. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

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

The plan 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 sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development and so will reduce the flood risk to the development as a result of inadequate maintenance in accordance with Policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

6. Prior to the commencement of any development on site a full scheme and programme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials (as applicable) soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The agreed scheme and programme shall thereafter be carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities and biodiversity of the locality in accordance with Policies SP2, EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4, GD7, ENV1 and ENV2 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

7. The whole of the landscape works, as approved shall be implemented and 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. All tree stakes, ties, guys, guards and protective fencing

shall be maintained in good repair and renewed as necessary.

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

8. In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

9. Building demolition, vegetation clearance works or other works that may affect nesting birds will be avoided between 1 March and 31 August, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist and the result submitted to the Local Planning Authority.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

10. Prior to the first operation of either building hereby approved four bird nesting boxes should be erected in the woodland close to the site (the following Schwegler nest box designations: Nest Box 1B (with 32mm hole), Nest Box 2GR (with a single oval hole) or Deep Nest Box 1N are recommended as these are ideal for this species).

Reason: In order to encourage the use of the site by tree sparrow and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 and the aims of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

11. Prior to the first operation of either building hereby approved four bat roosting boxes of mixed designs should be erected in the woodland close to the site.

Reason: In order to encourage the use of the site by bats and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 and the aims of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

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1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. **Response does not grant permission to connect to an ordinary watercourse:** For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

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: 6

Application Reference:	17/0534	Type of Application:	Variation of Condition
Applicant:	Lytham Wine Co Ltd	Agent :	
Location:	BARRIQUE, 2 & 3 MARKET HALL, MARKET SQUARE, LYTHAM ST ANNES, FY8 5LW		
Proposal:	VARIATION OF CONDITION 3 ON PLANNING PERMISSION 16/0074 TO ALLOW THE EXTERNAL AREA TO BE USED FOR THE CONSUMPTION OF FOOD AND DRINK BETWEEN THE HOURS OF 9AM AND 10PM ON ANY DAY, AND THE INTERNAL AREA BETWEEN THE HOURS OF 8AM AND 11PM SUNDAY TO THURSDAY AND 8AM TO 12PM FRIDAY AND SATURDAY.		

Decision

Variation of Condition:- Refused

Reasons

1. The use of the external terrace area, which is located in close proximity to neighbouring residential properties, later than 9pm, 7 days per week, would result in a development that would be detrimental to the residential amenity of neighbouring residents contrary to the provisions of Policy EP27 of the Fylde Borough Local Plan and Policy GD7 of the Fylde Local Plan to 2032.

Item Number: 7

Application Reference:	17/0538	Type of Application:	Listed Building Consent
Applicant:	Mr McGurrell	Agent :	
Location:	KNOWSLEY FARM, THE GREEN, WEETON WITH PREESE, PRESTON, PR4 3WB		

Proposal:	LISTED BUILDING CONSENT FOR INSERTION OF TIMBER WINDOW TO SOUTHERN GABLE AND INTERNAL ALTERATIONS TO PROPERTY TO FACILITATE CONVERSION OF ATTIC TO HABITABLE ACCOMMODATION
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Decision

Listed Building Consent:- 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 - drawing no. 17/0538/PL01
- Proposed floor plans - drawing no. 17/0538/PL02
- Proposed elevation plans - drawing no. 17/0538/PL03

Supporting Reports:

- Heritage Statement

Reason: To provide clarity to the permission.

3. The window hereby approved shall be of a timber construction and painted or stained in a colour to match the existing window frames on the host dwelling and shall be set in reveal within its opening to match the reveal of the existing windows.

Reason: In the interests of the overall appearance of the development.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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: 8

		Application
Applicant:	Mr D McGurrell	Agent :
Location:	KNOWSLEY FARM, THE GREEN, WEETON WITH PREESE, PRESTON, PR4 3WB	
Proposal:	PROPOSED INSERTION OF TIMBER WINDOW TO SOUTHERN GABLE.	

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 / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. 17/0584/PL01
- Proposed floor plans - drawing no. 17/0584/PL02
- Proposed elevation plans - drawing no. 17/0584/PL03

Supporting Reports:

- Heritage Statement

Reason: To provide clarity to the permission.

3. The window hereby approved shall be of a timber construction and painted or stained in a colour to match the existing window frames on the host dwelling and shall be set in reveal within its opening to match the reveal of the existing windows.

Reason: In the interests of the overall appearance of the development.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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

Application Reference:	17/0590	Type of Application:	Householder Planning Application
Applicant:	Mr Davis	Agent :	Mr Lea
Location:	95 KILNHOUSE LANE, LYTHAM ST ANNES, FY8 3AB		
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION.		

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 / consent relates to the following details:

Approved plans:

- Location Plan - Project No. 010031, dwg no. 0001
- Proposed Plans and Elevations - Project No. 010031, dwg no. 0003

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; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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

Application Reference: 17/0602		Type of Application: Change of Use
Applicant:	Urban Arts Studio	Agent :
Location:	UNIT 11 AND 12, WHITESIDE BUILDINGS, BACK ST ANNES ROAD WEST, LYTHAM ST ANNES, FY8 1RD	
Proposal:	RETROSPECTIVE CHANGE OF USE FROM YOUTH CENTRE (SUI GENERIS USE) TO ARTS, MUSIC AND CULTURAL EVENTS VENUE AND CAFE (MIXED A3 & D2 USES)	

Decision

Change of Use:- Granted

Conditions and Reasons

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

- Location Plan - by Streetwise Maps Ltd dated 11/07/2017
- Internal Layout Plan - by applicant dated June 2017

Reason: To provide clarity to the permission.

2. 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 shall be used for a mixed use as an arts, music and cultural events venue (Class D2) with ancillary cafe (Class A3), and for no other purpose including solely as either of the two approved uses.

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 and/or harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

3. That the premises shall only operate for the uses listed in condition 2, and shall not operate for those uses outside the following times:

- Sunday to Thursday - 08:00 - 23:00
- Friday and Saturdays - 08:00 - 01:00 (following day) other than on no more than 10 occasions in any calendar year when the premises may operate until 02.00

Reason: To safeguard the amenities of the occupants of adjoining residential properties and to enable the Local Planning Authority to retain control over the use of the premises.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework

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advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.