

Delegated Decision Notice – Planning Committee



In making this decision, the named officer confirms that he has taken all reasonable steps to ensure that he is in full possession of all relevant facts, have considered and rejected alternative options, discussed the matter under consideration with the Mayor, Leader, Opposition Leader and committee members where possible, and reached a decision in a timely manner.

Decision Date:	22 April 2020
Lead Officer:	Mark Evans, Head of Planning and Housing
Matter under consideration:	Various planning applications (as detailed on the schedule attached)
Responsible Committee:	Planning Committee
DECISION:	To decide the applications as stated in the schedule attached.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

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Record of decisions made under delegated powers relating to Planning Committee 22 April 2020

Application Details

Agenda item:	1
Application reference:	19/0943
Site Address:	14 RIBBLE CRESCENT, KIRKHAM, PRESTON, PR4 2XB
Description:	RETROSPECTIVE APPLICATION FOR ERECTION OF RAISED TIMBER DECKING AND NEW PATIO DOORS TO REAR ELEVATION
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	Revised scheme is reduced projection and replaces previous structure. It does not lead to undue privacy loss, particularly given previous structure in similar location. Grant of permission is in accordance with majority of member views.

Application Details

Agenda item:	2
Application reference:	19/0990
Site Address:	55-63 FRECKLETON STREET, KIRKHAM, PRESTON, PR4 2SN
Description:	OUTLINE APPLICATION FOR ERECTION OF 4 X 2 STOREY DWELLINGS IN TWO PAIRS OF SEMI-DETACHED DWELLINGS (LAYOUT AND SCALE APPLIED FOR WITH OTHER MATTERS RESERVED) FOLLOWING DEMOLITION OF EXISTING CARPET SHOP BUILDING
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	<p>Member views are 7 grant, 1 refuse, 3 defer and 1 abstain. Main issue raised by members is a concern over the scheme involving residential development in an area with parking pressures, but not providing parking. Deferral for site visit would be to inform members of circumstances, but not considered that this is needed as issues can be adequately assessed without the need for that and there is a clear majority in favour of determination. The statutory consultee response from LCC Highways is in favour and previous appeal at Post Office pub rejected lack of parking as a sustainable reason to resist development.</p> <p>Refuse storage also raised as an issue and was communal under initial scheme but is now available in rear gardens as normal as each property has access to rear.</p>

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Application Details

Agenda item:	3
Application reference:	19/1027
Site Address:	5 WHITE HALL, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD
Description:	ERECTION OF REPLACEMENT AGRICULTURAL BUILDING
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	Building is agricultural in design and appearance and is within a site that is in use for agricultural activity as is evident from officer site visit photos which I have viewed. Concern expressed over a subsequent non-agricultural use but this would be an enforcement matter and was raised this with the applicant direct at site visit.

Application Details

Agenda item:	4
Application reference:	20/0027
Site Address:	STANLEY HOUSE FARM, STAINING OLD ROAD, STAINING, BLACKPOOL, FY3 0BG
Description:	CHANGE OF USE OF DWELLINGHOUSE (USE CLASS C3) TO FIVE-BEDROOM HOTEL (USE CLASS C1)
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	Site will attract increased vehicle movements in a holiday use compared to a dwelling and these will be unfamiliar with the area and so may utilise Staining Old Road. However, at the scale of the use involved these will not be so great that they could warrant a refusal on highway safety grounds, particularly with reference to other holiday uses in the wider area and absence of LCC highway objections.

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Application Details

Agenda item:	5
Application reference:	20/0060
Site Address:	HILL HOUSE, HILLOCK LANE, BRYNING WITH WARTON, PRESTON, PR4 1TP
Description:	ERECTION OF DETACHED SINGLE STOREY DWELLING FOR ADDITIONAL FAMILY LIVING ACCOMMODATION
Officer Recommendation:	Refuse

Final Delegated Decision

Decision:	Defer for clarification of scope of application, site visit and to allow interested parties to present to Committee
Comments:	<p>Committee views are split with 5 supporting recommendation and others either supporting application or requesting deferral for a site visit.</p> <p>On this basis it is appropriate for the decision to be deferred to a future date which will allow any uncertainties with the application to be clarified, the site to be visited post-lockdown, and the applicant/other parties to be able to present to Committee.</p>

Application Details

Agenda item:	6
Application reference:	20/0072
Site Address:	12 FURTHER ENDS ROAD, FRECKLETON, PRESTON, PR4 1RL
Description:	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS FOLLOWING REMOVAL OF EXISTING CONSERVATORY
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	Unanimous support from Committee and scheme is of appropriate scale and design for property and location

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Application Details

Agenda item:	7
Application reference:	20/0077
Site Address:	65 WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3DH
Description:	ERECTION OF DETACHED OUTBUILDING FORMING PIGEON LOFT IN REAR GARDEN - RETROSPECTIVE APPLICATION
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	<p>Building is large, but sits in garden and with allotments being to rear is not particularly out of character with wider area. It is not overly dominant to any neighbour</p> <p>Its use will be incidental to occupation of property and any amenity issues / nuisances would be capable of being addressed by EP legislation.</p>

Application Details

Agenda item:	8
Application reference:	20/0101
Site Address:	AINSLEIGH, 7 BOWES LYON PLACE, LYTHAM ST ANNES, FY8 3UE
Description:	ALTERATIONS AND EXTENSIONS TO DWELLINGHOUSE INCLUDING: 1) RAISING OF RIDGE HEIGHT AND CONSTRUCTION OF REAR DORMER TO CREATE SECOND FLOOR LIVING ACCOMMODATION IN ROOF SPACE; AND 2) SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY - RESUBMISSION OF 19/0620
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	<p>Changes involved to dwelling will change appearance from that of others, but not significantly so and with property being located on a corner plot the differences will not now be particularly pronounced in street scene, with a condition appropriate to ensure matching bricks are used. Committee members almost all in support</p>

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Application Details

Agenda item:	9
Application reference:	20/0110
Site Address:	LONGVIEW, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EB
Description:	APPLICATION TO REMOVE CONDITION 6 OF PLANNING PERMISSION 15/0278
Officer Recommendation:	Grant

Final Delegated Decision

Decision:	Grant
Comments:	Planning guidance is such that the PD rights should not have been removed and so this decision to approve is appropriate and accords with wishes of all but 1 member.