



## **Town and Country Planning Act 1990**

### **Town and Country Planning (Development Management Procedure) (England) Order 2015**

#### **Full Planning Permission Granted**

##### **Part 1 - Particulars of Application**

**Application Number:** 17/0664

**Location:** CHURCH ROAD METHODIST CHURCH, CHURCH ROAD, ST ANNES,  
LYTHAM ST ANNES, FY8 3NQ

**Description:** ERECTION OF SINGLE STOREY BUILDING AS LINK BETWEEN  
CHURCH AND FUNCTION ROOM FOLLOWING DEMOLITION OF  
EXISTING LINK CORRIDOR. FORMATION OF ACCESS RAMP TO MAIN  
CHURCH ENTRANCE

##### **Part 2 - Particulars of Decision**

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of development referred to in Part 1 hereof in accordance with the development proposal specified on your submitted application form and the relevant plan (s) subject to the following conditions(s) and reasons(s):

- 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 - 15 2130 EX001
- Proposed Site Plan - 15 2130 PN001 Rev B
- Proposed Elevations - 15 2130 PN201 Rev A
- Proposed Lower Ground Floor Plan - 15 2130 PN101 Rev B
- Demolition Plan - 15 2130 PN102 Rev A
- Proposed Ramp Visuals to Methodist Church Main Entrance - 15 2130 PN402 Rev A
- Proposed Ramp to New Entrance Visuals - 15 2130 PN401 Rev A

##### **Supporting Reports:**

- Design and Access Statement

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 application form; 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.

### **SUMMARY OF RELEVANT POLICIES & GUIDANCE**

This decision has been made having regard to the guidance provided by the National Planning Policy Framework and the policies contained within the adopted Development Plan which comprises the saved policies of: the Fylde Borough Local Plan and all other relevant planning guidance and in particular policies:

**Fylde Borough Local Plan:**

SP01 Development within settlements

**Fylde Local Plan to 2032:**

GD1 Settlement Boundaries

GD7 Achieving Good Design in 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.

**Date of Decision:** 09/10/2017

**Signed:**



Mr P. Walker  
Director of Development Services  
Fylde Borough Council  
Town Hall  
Lytham St Annes, FY8 1LW

Miss Barber  
Croft Goode Limited  
Croft Goode  
Unit 4 The Crossroads  
Freckleton Street  
Kirkham  
PR4 2SH

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY  
COULD MAKE THE DEVELOPMENT UNAUTHORISED**

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

#### **IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED**

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £28 for householder applications and £97 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact [addresses@fylde.gov.uk](mailto:addresses@fylde.gov.uk) or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

#### **IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED**

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority’s refusal of permission/consent are as follows:
  - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
  - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
  - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
  - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

**SAVE THAT** in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority’s decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/planning-inspectorate>.