

Application Number:	10/0681
Application Type:	Full Planning Permission
Date Received:	21 / 09 / 2010
Registration (Validation) Date:	21 / 09 / 2010
Consultation Start Date:	21 / 09 / 2010
Earliest Decision Date (Consultation Period Expires):	24 / 03 / 2011
Target Date for Decision:	21 / 12 / 2010
Location:	288-290 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH
Parish \ Ward:	Central
Proposal:	DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A CHANGE OF USE TO FORM 285m2 OF A2 FLOORSPACE, 420m2 OF A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)
Case Officer:	Planning Support Team
Contact Telephone Number:	01253 658658
Status:	Registered
Agent:	Cassidy and Ashton Partnership  7 East Cliff  Preston

	PR1 3JE
Applicant:	Fylde Borough Council  The Town Hall  St Annes Road West  St Annes  Lancashire  FY8 1LW
Press Date:	03 / 03 / 2011
Site Notice Date:	No date
Officer Site Visit Date:	No date
Committee Site Visit Date:	No date
Committee Meeting Date:	No date
Decision:	This case has not yet been decided
Appeal Received Date:	This case has no appeals against it



FYLDE BOROUGH COUNCIL

For Official Use Only
Application number
Fee paid
Receipt No <b>5</b>
Date/name <b>20 10 / 06 21</b>
Cheque / Cash / Card / Epay

Strategic Planning & Development  
 Development Control Team  
 Town Hall, St Annes on Sea  
 Lancashire, FY8 1LW  
 Tel: 01253 658658  
 Fax: 01253 713113  
 Email: [planning@fylde.gov.uk](mailto:planning@fylde.gov.uk)

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.

Town and Country Planning Act 1990  
 Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

**3. Description of Proposed Works**

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Demolition works, the erection of new buildings and a change of use to form 285m<sup>2</sup> of A2 floorspace, 420m<sup>2</sup> of A2/A3 floorspace and 14 residential units (apartments)

Has the development or work(s) already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Public Offices

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Discussions with planning officer leading to revision to scheme.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7370 - P04b

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

See plan ref. 7370 - P04b

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Separate bins within bin stores.

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

## 10. Demolition

Does the proposal include total or partial demolition of a listed building?  Yes  No

Which of the following does the proposal involve?

- a) Total demolition of the listed building  Yes  No
- b) Demolition of a building within the curtilage of the listed building  Yes  No
- c) Demolition of a part of the listed building  Yes  No

What is the total volume of the listed building?  m<sup>3</sup> What is the volume of the part to be demolished?  m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed? Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Rear outrigger described in the listing as a plainly detailed service range (no reference is made to features of interest).

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

This section of the building was identified as contributing little to the overall setting and appearance of the building as a whole and demolition was therefore considered acceptable due to the awkward arrangement of internal rooms and windows and the resulting difficulties with conversion.

## 11. Listed building alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, will there be works to the interior of the building?  Yes  No

Will there be works to the exterior of the building?  Yes  No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

7370 - P04b  
7370 - P05b  
7370 - P06  
7370 - A01  
7370 - A02  
7370 - A03

## 12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?  Don't know  Grade I  Grade II\*  Grade II

Is it an ecclesiastical building?  Don't know  Yes  No

## 13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?  Yes  No

## 14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	45	30	-15
Disability spaces	2	3	1
Other (e.g. Bus)		0	0
Short description of Other			

## 15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

### External walls - add description

Description of *existing* materials and finishes:

Red brick, sandstone, render, painted timber

Description of *proposed* materials and finishes:

Red brick, sandstone, render, timber (details to be agreed)

## 15. Materials (continued)

### Roof covering- add description

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate

### Chimney - add description

Description of *existing* materials and finishes:

Red brick

Description of *proposed* materials and finishes:

N/A (no new chimneys)

### Windows - add description

Description of *existing* materials and finishes:

Glazed sash windows with wooden frames

Description of *proposed* materials and finishes:

To be agreed

Are you supplying additional information on submitted drawings or plans?  Yes  No

If Yes, please state plan(s)/drawing(s) references:

## 16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

## 18. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

### 19. Existing Use

Please describe the current use of the site:

Council Offices

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

#### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 20. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

### 21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

### 22. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1	13			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

#### Overall Residential Unit Totals

Total proposed residential units	14
Total existing residential units	0

### 23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A2 Financial and professional services			735.0	735.0
B1 (a) Office (other than A2)	1020.0	1020.0		-1020.0
Total	1020.0	1020.0	735.0	-285.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

## 24. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

## 25. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

## 26. Site Area

What is the site area?

00.75 hectares

## 27. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

## 28. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 30. Certificates (Certificate A)

### Certificate Of Ownership - Certificate A

#### Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Alban Surname: Cassidy

Person role: Agent

Declaration date: 29/09/2009

Declaration made

## 30. Certificates (Agricultural Holdings Certificate)

### Agricultural Holding Certificate

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Mr First Name: Alban Surname: Cassidy

Person role: Agent

Declaration date: 29/09/2009

Declaration Made

## 31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date 29/09/2009

5 2010/0681

## Report of Bat survey

### **Council Buildings at Clifton Drive South, Lytham, Lancashire FY8**

**Provided for:**

**Fylde Borough Council**

C/o Cassidy & Ashton,  
7 East Cliff,  
Preston,  
Lancashire PR1 3JE

15<sup>th</sup> October 2008

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**Provided by:**

Ecology Services UK Ltd  
19 Watling Street  
Bury  
Lancashire BL8 2JD

Tel: 0161 763 4699  
07752 397 624

## Summary

This report has been commissioned by Fylde Borough Council, as part of a planning submission for a proposed development involving buildings at Clifton Drive South, Lytham.

A daytime survey of buildings at the site was carried out on 26<sup>th</sup> September 2008.

No bats or signs of bats were observed during the survey of the buildings.

The buildings have low potential for use by roosting bats, primarily as a result of the very limited potential roost features and the context of the structures.

There is no reason to believe that bats were present in the buildings at the time of the survey.

**There is currently no evidence to suggest that the buildings have any importance for bat conservation.**

Further surveys for bats in relation to the buildings are not warranted at this time. However, full surveys of the three buildings which were not available for inspection should be undertaken prior to any disturbance.

As a precaution, when removal or disturbance of slated roof structures is to take place (i.e. areas of highest risk for bat roosting), the work should be carried out by hand. The work should be sufficiently advanced prior to the maternity or hibernation seasons (i.e. it should take place in April – mid May or mid-August to October) to ensure that these structures are no longer suitable for occupation by bats.

As a precaution, when the development proceeds, all people involved in this project should follow the guidelines in the advice note (section 9 of this report).

As bats are mobile animals, and as this site has some potential to support roosting bats, the results of this survey are appropriate for autumn-winter 2008 only. If works to the buildings take place after 2008, advice should be sought as to whether further surveys should be undertaken during the active season for bats to inform development.

If work is to take place during the nesting season, it is advised that all buildings are made inaccessible to nesting birds to avoid birds being able to enter buildings in order to start nest construction. The buildings should remain inaccessible to nesting birds throughout the development.

**The approach described above will help to demonstrate that reasonable safeguards have been put in place to avoid illegal activities.**

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**Appendices**

Map 1 – Location of Clifton Drive South, Lytham

BCT guidance note – Bats, Planning and Development in England

BCT guidance note – Bats and Buildings

## **1. Introduction**

This report has been commissioned by Fylde Borough Council, as part of a planning submission for a proposed development involving buildings at Clifton Drive South, Lytham.

Ecology Services UK Limited was commissioned to carry out a bat survey in September 2008.

The information contained within this report comprises:

- The methodology employed to survey for bats
- A brief description of the survey site
- The results from the bat survey
- An assessment of the importance of the survey site for bats
- Conclusions drawn from the results of the survey
- Advice and recommendations for further action in relation to bats at this site

### **Personnel**

Patrick Waring is a licensed bat worker (Roost Visitor licence, Science and Education licence and Trainers licence), a Chartered Environmentalist and a full member of the Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology. He has been working as an ecological consultant for over ten years, most recently as Director of Ecology Services UK Limited. On behalf of statutory bodies, non-governmental organisations, commercial bodies and individuals, he advises on ecological matters relating to habitats and protected species, particularly in relation to development proposals. He has extensive experience of a range of survey, monitoring, condition assessment and impact assessment techniques; these include bat surveys and assessments.

The survey work was carried out under Natural England licence number 20081486.

## **2 Objectives, methodology and rationale**

### **2.1 General background**

The brief for this work was to carry out a bat survey of council buildings at Clifton Drive South in Lytham.

The survey was designed to address the following objectives.

- a) To identify any potential bat roosting features
- b) To identify whether bats were present in the buildings at the time of survey
- c) To identify whether bats had used the buildings prior to the survey
- d) To provide an assessment of the likely importance of the buildings for bats and their conservation

### **2.2 Methodology for field-based survey**

A daytime building survey was carried out on 26<sup>th</sup> September 2008.

- The buildings were subjected to examination for likely bat roosts.
- Accessible parts of the buildings were subjected to examination for signs of bats, including droppings, urine staining, grease marks, feeding remains and areas clear of cobwebs. A search was also made for live and dead bats on floors and within confined spaces.
- An inspection mirror and an endoscope were used to investigate areas out of reach for hand searching.
- Potential access points for bats were noted and examined in detail where accessible.
- Observations were made from ground level and ladders, using a 1 million candlepower torch and close-focussing binoculars as aids to visibility.
- Areas of the buildings which could not be surveyed were noted.
- Notes were made of potential disturbance factors for bats.
- An assessment was made of the potential for use of the buildings by bats.

### 2.3 Judgement of potential for bat roosts

The following table was used to both assess potential and to aid decisions about recommendations e.g. for further surveys.

Level of Potential	Justification
High potential	<ul style="list-style-type: none"> <li>• Abundant features suitable for use as bat roosts e.g. open joints in beams, lifted roof slates and ridge tiles, wall cavities, accessible roofspace, accessible below-ground structures</li> <li>• Bat roosts known from similar structures in vicinity</li> <li>• Evidence of bats found on site e.g. droppings, feeding signs</li> </ul> <p>* Surrounding landscape supports abundant features for foraging, commuting and possibly roosting bats e.g. hedgerows, mature trees, vegetated waterbodies, pastureland, high connectivity</p> <p>* Bat activity recorded in vicinity of survey site</p>
Moderate potential	<ul style="list-style-type: none"> <li>• Occasional features suitable for use as bat roosts</li> <li>• Bat roosts known from similar structures in same county/region of British Isles</li> </ul> <p>* Surrounding landscape supports occasional features for foraging, commuting and possibly roosting bats</p> <p>* Bat activity recorded from wider area around survey site</p>
Low potential	<ul style="list-style-type: none"> <li>• Few features suitable for use as bat roosts</li> <li>• Bat roosts known from similar structures in the British Isles</li> </ul> <p>* Surrounding landscape supports few features for foraging, commuting and possibly roosting bats</p> <p>* Bat activity recorded from same part of county as survey site</p>

\* Additional factor used in combination with those listed above

### **3 Site description**

#### **3.1 The site subject to survey**

The survey site is located at grid reference SD32032861. The location and context of the survey site are shown on a map in the appendices. The site lies close to the town centre of Lytham, within 250 metres of the coastline.

##### **Building 1 – Former council offices**

The building at 288-290 Clifton Drive South is a detached, two storey former council office building, now disused and unheated. The structure has brick walls and a dual pitched, slated roof with two extensive, enclosed roofspaces. The roof is underlined with traditional felt and the roof space floor has deep rockwool insulation. There is a small, single pitched slated roof above an extension to the south elevation; this part of the building has no accessible roofspace.

The doors and windows are intact and there is no light spillage into the roof void.

Potential bat access points appear to be limited to roof edges and the roof coverings, which include a large number of lifted slates. Potential bat roosting features are limited to the roof void, wall tops in the roofspace and the space between the roof lining and the roof covering. There are also gaps around the windows on the east elevation of the building – these have potential for use by small numbers of roosting bats.

##### **Building 2 – Council offices**

The municipal building at 292-294 Clifton Drive South is a detached, two storey council office building, in use and heated. The structure has brick walls and a dual pitched, slated roof with two extensive, enclosed roofspaces. Most of the roof has no underlining and the roof space floor has deep rockwool insulation. Part of the roof space to the eastern section of the building is underlined with traditional felt.

Doors and windows are intact. There is localised light spillage into the roof void through glass panels set into the roof covering.

Potential bat access points appear to be limited to roof edges and the roof coverings, which include a number of lifted slates and holes. Potential bat roosting features are limited to the roof void and wall tops in the roofspace.

In addition to the main buildings described above, there is a group of three smaller structures to the western side of the site. There are single storey brick buildings with dual pitched roofs, used for garaging and storage. The buildings were not available for internal inspection at the time of survey.

Internal and external areas where bat signs were likely to accumulate had not been disturbed for a number of months. This suggests that if signs of bats had been left inside or outside of the buildings, they would have remained undisturbed up to and during the survey.

### **3.2 The site surroundings**

The buildings lie within an area of hard standing, to the south west edge of the town of Lytham. The area immediately surrounding the survey site is dominated by a mixture of residential and commercial properties, with very limited features of potential value to bats. Vegetation is limited to a few trees in gardens. Most of the close surroundings of the survey site are regarded as having very low potential value for foraging and commuting bats, although it is possible that bat roosts may occur in a range of building types in the locality.

The wider landscape is also dominated by built development, although it does include open space along the coastal fringe and a small number of greenspace sites; these include Royal Lytham and St Annes Golf Course and Starr Hills Nature Reserve. The wider surroundings of the survey site have limited potential value for foraging and commuting bats, although localised features such as golf courses and open freshwater are likely to support some bat activity during the active season.

#### **4 Results of survey**

The weather during the survey was as follows.

Temperature = 15<sup>0</sup>C  
Cloud cover = 20%  
Rain = none  
Wind = 1.5 mph

##### **4.1 Field-based survey**

No bats were observed during the survey of the site at Clifton Drive South.

No signs of bats were found.

##### **4.2 Other observations**

Evidence of bird perching was found in the roofspaces of building 1 and building 2; otherwise, no bird nests, protected species or signs of protected species were found during the survey.

**5 Assessment of the importance of the survey site**

**5.1 Use of the site by roosting bats**

There is no evidence to suggest that the buildings are used by roosting bats.

**5.2 Potential for use by roosting/hibernating bats**

The buildings generally have low potential for use by roosting bats throughout the year. The most likely use of the structures is by small numbers of individual bats at any time throughout the year, including use for hibernation. However, the context of the site and limited potential roost features significantly reduce the likelihood of bats making use of the buildings.

**5.3 Assessment of the importance of the survey site for bat conservation**

There is no demonstrable value in relation to bats. There is no evidence to suggest that the buildings have any importance for bat conservation.

The immediate surroundings of the survey site are regarded as having low potential value for bats during the active season.

**5.4 Assessment of the landscape around the survey site**

The wider area around the site supports a small number of discrete resources to support foraging and commuting bats. In particular, golf courses and open freshwater are likely to support a limited number of species of bats during the active season.

**5.5 Other species**

Building 1 and building 2 have high potential for use by nesting birds.

**6 Limitations of survey**

- 6.1** Observations were limited to a single visit in September. Limiting the survey period to September does not take account of bat activity on the site through the active season (March/April to October).
- 6.2** On many sites, external field signs of bat presence, such as droppings and urine stains, are likely to be lost over time due to weathering and damp conditions; this is a common issue when surveying buildings.
- 6.3** At the time of the survey, bats will have dispersed from their main summer gathering places and will tend to be roosting individually or in small numbers. The likelihood of finding bats during cool autumn weather, especially those species which tend to be associated with buildings, is therefore much reduced compared to warm days during the summer. This is a frequent limitation when surveying buildings. However, signs of bat occupation tend to remain long after a roost has dispersed, particularly in internal areas and more sheltered external areas.
- 6.4** No access was available to the three smaller, single storey buildings.
- 6.4** As with most buildings, the roof coverings could not be examined in detail due to limits on access and concerns about the safety of the surveyor.
- 6.5** The type of survey employed in this case helps to determine presence of bats, but does not prove absence.

## **7 Conclusions**

### **7.1 Bats**

- 7.1.1 There is no evidence to suggest that bats were roosting in the buildings at the time of the survey.
- 7.1.2 There is no demonstrable evidence that the buildings are used by bats as a daytime or night time roost.
- 7.1.3 There is currently no evidence to suggest that the buildings have any importance for bat conservation.
- 7.1.4 The buildings examined are regarded as having low potential for use by bats.
- 7.1.5 Buildings not examined will require external and internal inspection prior to disturbance.

### **7.2 Other species**

- 7.2.1 Evidence of past bird activity was found in two buildings during the survey.
- 7.2.2 Building 1 and building 2 are regarded as having high potential for use by nesting birds.

## **8 Advice and Recommendations**

### **8.1 Bats**

- 8.1.1 Further surveys for bats in relation to the proposed development of buildings 1 and 2 are not warranted at this site at this time.
- 8.1.2 Prior to any disturbance of the three single storey buildings to the west of the site, an internal inspection should be carried out, ideally within the active season for bats.
- 8.1.3 As a precaution, when removal or disturbance of slated structures is to take place (i.e. roof areas at highest risk for bat roosting), the work should be carried out by hand. The work should be sufficiently advanced prior to the maternity or hibernation seasons (i.e. it should take place in April – mid May or mid-August to October) to ensure that these structures are no longer suitable for occupation by bats.
- 8.1.4 As a precaution, when the development proceeds, all people involved in this project should follow the guidelines in the advice note (section 9 of this report).
- 8.1.5 As bats are mobile animals, and as this site has some potential to support roosting bats, the results of this survey are appropriate for autumn-winter 2008 only. If works to the buildings take place after 2008, advice should be sought as to whether further surveys should be undertaken during the active season for bats to inform development.
- 8.1.6 If bats are found to be present before or during development, work must cease and professional ecological advice should be sought. The information in the advice note (Section 9) should then be used to formulate an approach to development that accommodates bats.

#### **Rationale for the recommendations**

- There is currently no evidence to suggest that buildings at Clifton Drive South have any importance for bat roosting. However, there are a number of features with potential for use by bats.
- Three buildings were not available for internal inspection during the survey.
- Bats and their roosts are protected under UK and European legislation. Roost sites are protected even if bats are not present at the time of survey.
- If bats are present prior to or during development, plans will need to show how bats will be accommodated within the proposed development. Work will have to be programmed around the bats' lifecycle to minimise disturbance.

- If the development will affect bats, a licence may be required and suitable mitigation put in place.
- The adoption of this approach will help to demonstrate that reasonable safeguards have been put in place to avoid illegal activities.

## **8.2 Nesting birds**

8.2.1 Avoid actions which could kill or injure any wild bird or damage or destroy its nest, whilst the nest is in use or being built, or destroy its eggs.

8.2.2 As a precaution, it is advised that if work is to take place during the nesting season, all buildings should be made inaccessible to nesting birds prior to any birds starting nest construction. The buildings should remain inaccessible to nesting birds throughout the development.

### **Rationale for the recommendations**

- The survey has shown that there is potential for birds to nest in at least two buildings.
- It is generally an offence intentionally to kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built or take or destroy its eggs. Some species, e.g. those classed as pests, are exempt in certain circumstances.
- If nesting birds are present, plans will need to show how offences will be avoided during the proposed development. Work will have to be programmed around the nesting season to minimise disturbance.
- The adoption of this approach will help to demonstrate that reasonable safeguards have been put in place to avoid illegal activities.

## **9 Advice note for developers - bats**

### **9.1 Bats and the law**

All bat species are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994. As a result it is illegal to damage or disturb any bat roost, whether occupied or not, or harm a bat. Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission survey and expert advice as required to minimise the risk of reckless harm to bats.

### **9.2 Finding roosts**

Bats and their roosts can be very difficult to detect. A pipistrelle bat is small enough to fit into a match box and roosts in cracks just 14-20mm wide. Common locations for roosts within building include areas beneath the slates or tiles, in crevices between stonework, particularly where these extend to the rubble fill or wall cavity, in mortice joints, around window frames and behind barge boards.

### **9.3 Working approach**

When development work is being carried out on building, the following general approach should be adopted (NB: always seek specific guidance for each project).

- Remove roof coverings by hand during April-October.
- Avoid starting works in the winter when hibernating bats may be present.
- Avoid repointing during the winter period to prevent bats being entombed within walls. Only repoint crevices where the full depth of the crevice can be seen so that bats are known to be absent.
- Only use bat-friendly timber treatments and avoid treatment when bats may be present.
- Efforts should be made to provide access for bats where possible. For example, crevices should be retained (e.g. between the masonry at the eaves, 14-25mm in width at the narrowest point, providing access to the cavity wall where present). A roll of newspaper can be used to allow retention of a narrow downward pointing access gap whilst allowing the majority to be pointed up.
- Incorporate any design details agreed as part of planning permission to allow continued bat access.

#### **9.4 Finding bats during construction and demolition**

If bats are found during development work contact Natural England immediately (local team at Wigan 01942 820342) and an experienced, licensed bat worker.

If it is absolutely necessary to remove a bat to avoid it being harmed, gloves **must** be worn. It should be carefully caught, placed in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the site, with outside access, and placed in a location safe from predators.

*Information based on a supplementary guidance note produced by English Nature's Northumbria Team in October 2004.*

**Bat Survey**  
-  
**Properties at Clifton Drive South, Lytham**  
-  
**Appendices**

Map 1 – Location of Buildings at Clifton Drive South

BCT guidance note – Bats, Planning and Development in England

BCT guidance note – Bats and Buildings







## Bats, Development & Planning in England

### Specialist Support Series

This note provides basic advice for developers, planning officers and others who come across bat issues in the context of the English planning system. It provides information about where bats live, how they may be affected by development, their legal protection and what should be done to avoid breaking the law. Survey methods and survey timing are also briefly covered. Every case is different, and this information must not be used as a substitute for specialist professional advice. These guidelines have been updated following the publication of Planning Policy Statement 9 (PPS9).

The information provided here is believed to be correct. However, no responsibility can be accepted by the Bat Conservation Trust or any of its partners or officers for any consequences of errors or omissions, nor responsibility for loss occasioned to any person acting or refraining from action as a result of this information and no claims for compensation or damage will be accepted.

### Key points

- There are 17 species of bats in England. They and their roosts are protected under UK and European legislation. English Nature (EN) should always be consulted by planning authorities if proposed development affects bats or roosts.
- Local planning authorities are required to take account of the presence of bats as a material consideration when determining planning applications.
- It is advisable for developers to investigate the presence of bats at an early stage in the development process, i.e. at the pre-acquisition or site selection stage. Survey results need to be available to planning officers to enable determination of a planning application.
- If bats are present, plans can sometimes be altered to accommodate bats within the proposal, and work programmed around the bats' lifecycle to minimise disturbance.
- If the development would affect bats or roosts, a Habitats Regulations Licence will need to be applied for from the appropriate Government department (Natural England, Welsh Assembly, Scottish Executive, Environment & Heritage Service N. Ireland), and suitable mitigation put in place.

Developers should engage the service of an experienced bat consultant with a track record of dealing with bat licensing issues.

### Lifecycle of bats

Most bats are colonial and roost in groups or singly in trees, buildings, caves, mines and other structures. Many different sites are used at different times of the year. These can be within the same building/structure or several kilometres apart. They hibernate during winter months to conserve energy. Roost damage or disturbance to bats at this time can affect their survival because they cannot replenish the energy used in "waking up".

In late spring females gather together at a maternity roost to give birth. Damage/disturbance to roosting colonies at this time will also have significant adverse effects on the bat population for that area (especially if it causes the mothers to abandon the roost; the babies will die). By the end of the summer these maternity roosts are generally vacated, with the mothers and juveniles finding alternative roosting

places (until they hibernate in late autumn for the winter months).

Bats tend to be faithful to their roosts, and return year after year to both summer and winter roosts; this is why roost sites are protected even if the bats are not there at the time. All roosts are important, and disturbance of bats in their winter or maternity roosts is particularly devastating to the bat population for that area. Bats are found not only in old buildings, trees and rural areas, they regularly roost in new structures in urban areas, even flat-roofed extensions!

### Bats and the law

In England bats and their roosts are protected by the law. In summary, it is illegal to kill, injure, or disturb bats, or to damage, disturb or obstruct access to bat roosts because of the following legislation:

- **Wildlife & Countryside Act 1981** provides protection for all bats and their roosts and requires consultation with English Nature (in England) before carrying out activities that might harm or disturb bats and/or their roosts.
- **Countryside & Rights of Way (CROW) Act 2000** adds the word "reckless" to the offence of disturbing a bat or damaging/destroying a place a bat uses for shelter (i.e. a bat roost). This is important legislation because it protects bats and roosts from reckless and/or intentional disturbance/damage.
- **The Conservation (Natural Habitats, Etc.) Regulations 1994 (otherwise known as the Habitats Regulations)**. Under this legislation it is an offence to damage or destroy a breeding site or resting place of any bat, or to deliberately capture, kill or disturb a bat. Most development and maintenance works affecting bats and/or roosts e.g. bridge/tree maintenance works, demolition, barn conversions, works to churches etc, therefore require a Habitats Regulations Licence for work to take place legally. So, in England, before works affecting bats or roosts are undertaken, a Habitats Regulations Licence must be applied for and obtained from the appropriate Government department (Natural England, Welsh Assembly, Scottish Executive, Environment & Heritage Service N. Ireland).

In addition, Planning Policy Statement 9 on Biodiversity and Geological Conservation (and its accompanying Circular and Good Practice Guidelines) needs to be taken into account when considering planning matters.

## Bats & the planning system

PPS9 gives direction to local planning authorities and others in their decision-making with respect to biodiversity and land use and development. ODPM Circular 06/2005/Defra Circular 01/2005 that accompanies PPS9 states that the presence of a protected species is a material consideration when considering a development proposal that could harm the species or its habitat.

Where bats' presence is possible, local authorities should consult with the Statutory Nature Conservation Organisation (SNCO) (Natural England, Countryside Council for Wales, Scottish Natural Heritage, Environment & Heritage Services N. Ireland) as a part of the planning process; an assessment to include a bat survey will be needed if bats are likely to be affected. It is the planning authority's job to assess each application to ascertain the most appropriate approach. It may attach conditions to any permission to safeguard protected species and habitats. Conditions may dictate the timing of certain works, management of sites following development, and require a Habitats Regulations Licence to be obtained before work can start.

However, even if conditions are not attached to the planning permission, the law still applies. It is always an offence to intentionally or recklessly disturb a bat (this includes capture and killing), damage, destroy or obstruct access to a breeding site or resting place of any bat. Because of this, property developers must take every effort to safeguard bats and their roosts; remember that a Habitats Regulations licence may be needed if bats or roosts are to be affected.

Care should be taken to safeguard bats' foraging habitats too; if they form part of the essential land-take of development, mitigation measures should be put in place. REMEMBER, undertaking a survey early on in the development processes can save time and money later on.

## Surveys prior to planning applications

Expert advice should always be obtained, and surveys undertaken by experienced bat specialists. Surveys that may disturb bats or roosts (e.g. by entering roosts or by handling bats to confirm species identification) will need to be carried out by trained bat specialists who hold a licence to disturb bats; this is issued by the SNCO. Surveys to ascertain presence of bats in summer roosts or to identify bat activity patterns should be undertaken between May and September. The seasonal nature of bats (see lifecycle above), and differences between species requirements, should be taken into account when programming survey work and planning applications. Advice on when any development work should commence also requires an understanding of the lifecycle and particular species.

It is advisable to obtain at an early stage information on roosts/bat activity close to the proposed development; contact the local bat group or biological record centre as they may have details about the site.

All areas directly affected by the land-take of a scheme and its immediate surroundings should be surveyed to identify habitats of likely value for bats. Surveys should be undertaken to investigate any known roosts if there is a possibility of impact; all potentially suitable roost sites such as trees and buildings should be recorded and investigated.

Roost sites (and potential roost sites) within the land-take must be monitored by experienced surveyors to confirm their status by determining the season of use, species and number of bats involved.

Bat activity or landscape surveys should be undertaken in areas affected by the development to ascertain, for instance, feeding areas that may be isolated by a scheme. These surveys may also be required

where development is proposed within foraging ranges of bats at nationally/internationally important sites (SSSIs/SACs), even if roosts are not to be directly affected.

## What if bats are going to be affected by the development proposal?

This depends upon whether or not the proposal is for alterations to a dwelling house.

If it is a dwelling house, then the planning authority will notify the SNCO about the proposal and any mitigation measures; the SNCO will advise as to whether the proposal should be carried out, and may require further mitigation and specify timing of the works.

If the proposal would affect structures other than a dwelling house, then a bat specialist, on behalf of the developer, should apply for a Habitats Regulations licence to the appropriate Government department (Natural England, Welsh Assembly, Scottish Executive, Environment & Heritage Service N. Ireland). The application will include mitigation measures and monitoring that will continue after the development is completed. The licence normally takes around 30 working days to be considered by the appropriate Government department, and work must not start unless/until the Habitats Regulations licence is granted.

## What if bats are found only after development has started?

Work must cease and the SNCO must be contacted immediately. The SNCO's advice must be followed.

## How do I commission a bat survey?

The Institute of Ecology and Environmental Management (IEEM) produces a list of consultants. As not all are experienced in bat matters, you need to ask about his/her past experience. Local bat groups may have knowledge of bat specialists who undertake consultancy in their area, as may the Bat Conservation Trust (BCT). BCT has a list of bat group contacts throughout the country.

REMEMBER that the relevant SNCO will need to be consulted if bats or their roosts are likely to be affected by any proposal and a licence may need to be obtained from the appropriate Government department (Natural England, Welsh Assembly, Scottish Executive, Environment & Heritage Service N. Ireland).

## Contacts

Natural England, National Wildlife Management Team, EPS  
Licensing, Burghill Road, Bristol, BS10 6NJ  
Tel 0845 601 4523, [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

IEEM, 45 Southgate Street, Winchester SO23 9EH  
Tel 01962 868626, [www.ieem.org.uk](http://www.ieem.org.uk)

## The Bat Conservation Trust

15 Cloisters House, 8 Battersea Park Road, London SW8 4BG

Bat Helpline 0845 1300 228

[www.bats.org.uk](http://www.bats.org.uk)

email enquiries@bats.org.uk

The Bat Conservation Trust (BCT) is the only national organisation solely devoted to the conservation of bats and their habitats in the UK.

Registered charity number 1012361



# Bats and Buildings

Specialist Support Series

Bats use buildings increasingly for roosting, as natural roosting places in tree holes and caves become more scarce or disturbed. All buildings, in particular the walls, eaves and roofs, are potential roost sites. Anyone working regularly in these areas, such as surveyors, architects, plumbers, roofers, pest technicians, double glazing installators and insulators, should be aware of signs to look for.

The information provided here is believed to be correct. However, no responsibility can be accepted by the Bat Conservation Trust or any of its partners or officers for any consequence of errors or omissions, nor any responsibility for loss occasioned to any person acting or refraining from action as a result of this information and no claims for compensation for damage or negligence will be accepted.

## Bats and the law

All 17 species of bat in the UK are protected by law. This differs slightly from country to country, but in summary it is illegal to:

- kill, injure or disturb bats
- obstruct access to bat roosts
- damage or disturb bat roosts

because of the following legislation:

- Wildlife and Countryside Act 1981: *England, Scotland and Wales*
- Wildlife (Northern Ireland) Order 1985: *Northern Ireland*
- Wildlife Act 1990: *Isle of Man*
- Countryside and Rights of Way (CROW) Act 2000: *England and Wales*
- Nature Conservation (Scotland) Act 2004: *Scotland*
- Habitats Directive (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In this context 'damage' would include such operations as treatment with chemicals found in wood preservatives. 'Disturbance' includes any work in or affecting a bat roost.

Under the law, a roost is any structure or place used by bats for shelter or protection. Because bats tend to re-use the same roosts year after year, the roost is protected whether or not bats are present at the time.

In order that legislation is not contravened, any building maintenance or other operation that needs to be carried out where there are bats or evidence of bats must be notified to the relevant Statutory Nature Conservation Organisation (SNCO) or government department in order that it can advise on whether the operation should be carried out and, if so, the method to be used and the timing.

Where works likely to affect bats and/or roosts are proposed for a house, your SNCO (Natural England, Countryside Council for Wales, Scottish Natural Heritage or Environment & Heritage Service Northern Ireland) must be informed in order to advise on how you should proceed.

Where works affect other buildings or structures, eg tree or bridge works/maintenance, any demolition (including houses), building maintenance, barn conversions, works to churches etc, then the appropriate Government department (Natural England, Welsh Assembly, Scottish Executive, Environment & Heritage Service N. Ireland) must be informed and a Habitats Regulations Licence application submitted to and approved by them before any work can commence. Procedures for this can be quite lengthy, so bat surveys should be undertaken as early as possible in the proceedings. In all cases, a timely survey by an experienced bat worker can save delays later.

## Where do bats roost in buildings?

Different species of bat prefer different places; some creep into tiny spaces, cracks and crevices. Only occasionally do they hang free or are easily visible.

Outside they may roost:

- under weather boarding or hanging tiles
- above soffits and behind fascia and barge boarding
- between window frame and wall brickwork
- in gaps behind cladding tiles or wood
- between underfelt and boards or tiles
- inside cavity walls

Inside roof spaces they may roost:

- along the ridge beam
- around the gable end
- around the chimney breast

## Looking for the evidence

Bats do not make nests or cause structural damage. The most obvious sign of their presence is droppings.

- Bat droppings consist largely of insect remains and crumble easily between your fingers to a powder of semi-shiny fragments.
- Rodent droppings are smooth and plastic, quickly becoming hard. They cannot be crumbled.
- Bat droppings do not present any known health hazards.
- Droppings may not always be readily visible in a loft.
- Large accumulations may reflect use over a number of years rather than large numbers of bats at any one time.

Bat droppings are frequently mistaken for mouse droppings, so do the 'crumble test'.

## When do bats use buildings?

Bats use buildings at any time, but are most often found in houses between May and August.

- Mother bats have only one baby a year, suckling it for several weeks. The mothers gather in maternity roosts to have their babies in summer, and this is the time they are most likely to be seen using buildings.
- The bats move away when the young can fly and feed themselves, and have usually left by September.
- Immature individuals, adult males and non-breeding females will occupy a variety of roosts, individually or in small groups, at any time of year.
- Disturbance or the use of chemicals at maternity roosts in houses can have a major impact on bat populations gathered from a wide area.
- Bats do roost in houses in winter, usually individually, but are difficult to see.

## Which bats use buildings?

All our UK species have been recorded in houses, but some very rarely. Pipistrelles and long-eared bats are the species most usually found.



### Pipistrelle bats

There are three different species of pipistrelles: the common pipistrelle, soprano pipistrelle and the rarer Nathusius' pipistrelle. They sometimes use houses as maternity roosts, choosing confined spaces. These are usually on the outside

of buildings, such as under soffits or behind barge boards or hanging tiles, where the bats can rarely be seen.



### Brown long-eared bat

This species mostly prefers older houses with large roof spaces. Small clusters may be seen at junctions of roof timbers or under the ridge. It is the bat most frequently seen inside lofts, and small numbers may stay longer than other species.

## Pest control in a bat roost

The control of pests such as wasps, bees, hornets, cluster flies and rodents may unintentionally affect bats or their roosts, so care should be taken when controlling pests in an area where bats are, or are known to have been, present.

- Rodenticides should not be placed in an open tray below roosting bats.
- Insecticides recommended as safer for use near mammals are based on boron, permethrin or cypermethrin. Obtain details from SNCOs.
- Ask for advice too on the range of fungicides which may be used in sites used by bats.
- Sticky traps should not be used in bat roosts.

**Advice must be sought from your SNCO before any action is taken in order to keep within the law.**

## Best practice for working in bat roosts

- In order to work within the law, seek advice from the appropriate SNCO in any situation where an operation may affect bats or their roosts.
- If operations have already started when bats or their roosts are discovered, work must stop and the relevant SNCO must be contacted immediately.

## SNCOs (Statutory Nature Conservation Organisations)

### Natural England

Northminster House, Peterborough PE1 1UA

Telephone 0114 241 8920

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

### Countryside Council for Wales

Maes Y Ffynnon, Penrhosgarnedd, Bangor, Gwynedd LL57 2DW

Telephone 01248 385500

[www.ccw.gov.uk](http://www.ccw.gov.uk)

### Scottish Natural Heritage

12 Hope Terrace, Edinburgh EH9 2AS

Telephone 01463 725 000

[www.snh.org.uk](http://www.snh.org.uk)

### Environment and Heritage Service (N. Ireland)

Environment and Heritage Services, Commonwealth House,

35 Castle Street, Belfast BT1 1GU

Telephone 02890 395 264

[www.ehsni.gov.uk](http://www.ehsni.gov.uk)

**When a Habitats Regulations Licence is required you need to contact your government department. Your SNCO will be able to advise of its address.**

## The Bat Conservation Trust

15 Cloisters House  
8 Battersea Park Road  
London SW8 4BG

Bat Helpline 0845 1300 228

[www.bats.org.uk](http://www.bats.org.uk)

email [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)

The Bat Conservation Trust (BCT) is the only national organisation solely devoted to the conservation of bats and their habitats in the UK.

BCT produces a wide range of publications and resources covering all aspects of bats and their conservation.

Registered charity number 1012361

5 20 10/0681

**DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A  
CHANGE OF USE TO FORM 285M<sup>2</sup> OF A2 FLOORSPACE, 420M<sup>2</sup> OF  
A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)**

**PUBLIC OFFICES,  
CLIFTON DRIVE SOUTH,  
ST ANNES**

**PLANNING, DESIGN AND ACCESS STATEMENT**

**prepared by**

**CA PLANNING**  
*chartered town planners + environmental consultants*  
**7 EAST CLIFF  
PRESTON  
PR1 3JE**

**on behalf of**



**September 2009**

**Ref. C/2781**

## **1.0 INTRODUCTION**

### **1.1 Preamble**

1.1.1 This statement is being submitted in support of a planning application for the demolition of part of a listed building and two semi detached properties, together with the erection of new buildings housing A2 and residential uses, a change of use to A2/A3 and associated parking/landscaping at 288-294 Clifton Drive South, St Annes.

1.1.2 The statement demonstrates the proposal's compliance with national and local planning policy and describes how relevant design and access issues have been considered and addressed throughout scheme development.

## 2.0 SITE CONTEXT

### 2.1 Physical context

- 2.1.1 The application site consists of a roughly square parcel of land (0.3ha) occupied by two traditional Council buildings on the edge of the town centre and within the St Annes Conservation Area. The properties are set back from the road behind areas of parking and landscaping, with the front elevations forming part of a consistent building line along the street.
- 2.1.2 There are two vehicular access points directly in front of numbers 292-294 Clifton Drive South, with a small area of parking being located to the front of number 290 and a lawned area with shrub planting along the margins to the front of number 288. Vehicular access between the two buildings leads to a larger area of parking at the rear of the site. Site boundaries vary, with a combination of open boundaries, red brick walls and stones
- 2.1.3 The site appears relatively well maintained and forms an attractive element of a high quality streetscene, with the immediate area being designated as part of a Conservation Area. Numbers 292-294 have also been designated as a Grade II Listed Building .
- 2.1.4 The listing description is attached as Appendix CAP1. It describes the property as a little altered expression in contemporary architectural form of the confidence of a Local Authority. It has an elongated L-Plan, the main part of the building being erected in 1902, before being extended in 1907 and later being the subject of 20th Century alterations and additions. The property has a symmetrical street frontage and plainly detailed service range added to the rear. The front of the building incorporates three advanced central bays with a wide semi-circular banded arch to the central doorway, set beneath a flat stone canopy on elongated brackets. This is flanked by pairs of sash windows below a moulded string course, with ashlar cills. The pairs of sash windows are repeated at ground and first floor level on the outers bays of the structure. The advanced three bays are delineated by angled corner shafts carried on moulded corbels and terminating at moulded finials to short curved copings. At first floor level three sunken bay windows are present, each having semi-circular centre lights, separated by banded pilasters.

- 2.1.5 The interior is described as having an entrance vestibule with moulded plaster cornices, leading onto a stair with turned balusters, moulded ramped handrails and elaborate panelled newel posts. Ground floor doorways have moulded surrounds, panelled doors and wide multi-paned overlights. The upper floor houses the former Council Chamber, which is accessed through elaborate panelled doors with etched glass glazing. The ceiling has a vaulted centre section and exposed roof trusses with moulded queen posts. Other rooms retain original hearth surrounds and overmantles with other items of original joinery.
- 2.1.6 The second building on the site is not listed and although it is a relatively attractive structure which sits comfortably alongside other properties in the area, it has no outstanding features that set it apart from other local development. Broadly speaking, the building can be described as a period, two storey, brick built pair of semi-detached properties. The principal elevation is arranged in 6 bays, the outer bays being advanced, front facing gables with mock Tudor detailing and the inner bays recessed. The upper floor displays two pairs of narrow sash windows in the central bays, moving to sets of 3 small, single pane windows directly under the eaves on bays 2 and 5. The remaining windows to the front of the property are larger sash windows with a 2 over 1 pane arrangement flanked by narrow 1 over 1 sections. A stone string course runs beneath the first floor windows, with a further decorative brick course above windows on the ground floor.
- 2.1.7 The area surrounding the site is home to a variety of large Victorian properties (mainly red brick in the immediate vicinity of the site) ranging from hotels to detached private residences and terraced properties with shops and restaurants at ground floor level within the Town Centre. These are interspersed in places, with modern apartment complexes. Overall however, the impression is of a historic coastal town, with a high quality built environment.
- 2.1.8 A bat survey was undertaken to establish whether the buildings on the site were important for bat conservation. The survey found no signs of bats and no evidence that the existing structures were of value to bat populations. A copy of the survey report is being submitted alongside this planning application.

## 2.2 Social and Economic Context

2.2.1 St Annes and the site in particular is well connected to the motorway network, with easy access to the M55 and from there the M6. There are frequent bus services operating locally and trains from the station at the centre of St Annes, to Blackpool and Preston every hour. The town has a strong visitor economy and there is a higher than average proportion of retirees living within the area. A high percentage of residents are educated to degree level and the unemployment rate is low. The St Annes on the Sea regeneration strategy was officially launched in 1998 and a draft masterplan for the seafront was issued in July 2008.

## 2.3 Planning History

2.3.1 The site has been the subject of several planning applications in recent years. Those of relevance are summarised below.

### Application ref. 5/03/0442

2.3.2 An application was submitted on 12th May 2003 seeking permission for the part refurbishment of offices, with demolition of the remaining buildings, the erection of 25no. 2 bedroom flats and 2no. 1 bedroom flats together with 30 car parking spaces, external works and landscaping. The application was withdrawn on 25th September 2006.

### Application ref. 5/04/0278

2.3.3 On 24th March 2004, an application for listed building consent was submitted for the demolition of the rear extension and alterations/repairs for conversion of apartments. The application was withdrawn on 23rd January 2007.

### Application ref. 5/04/0857

2.3.4 A further application for listed building consent was submitted on 26th August 2004, seeking permission for alterations to provide a lift to the first floor and offices for a customer contact point at 292 Clifton Drive South. Planning permission was granted on 24th November 2008.

### Application ref. 05/0652

2.3.5 An outline application for residential development incorporating the majority of development for affordable purposes, was submitted on 6th July 2005. The application was withdrawn on the 5th August 2005.

### **3.0 PLANNING POLICY CONTEXT**

#### **3.1 Context**

3.1 This section provides an overview of the national, regional and local planning policies that are relevant to the proposed development.

#### **3.2 National Planning Guidance**

3.2.1 The key national planning guidance in relation to this application is contained within PPS1 [Delivering Sustainable Development], PPS3 [Housing] and PPG 13 [Transport].

3.2.2 **PPS1** seeks to ensure, *"high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted"*

3.2.3 The need to promote the more efficient use of land through higher density, mixed use development is emphasised together with the priority of bringing vacant and previously developed land/buildings back into beneficial use. It is indicated that the design of developments should contribute to the creation of safe, healthy, crime free, sustainable, liveable and mixed communities.

3.2.4 All developments should address, *"the causes and impacts of climate change, the management of pollution and natural hazards, the safeguarding of natural resources, and the minimisation of impacts from the management and use of resources"*.

3.2.5 **PPS3** stipulates that new residential development should be well integrated with, and complement neighbouring buildings and the local area in terms of scale, density, layout and access. It should create, or enhance a distinctive character and support a sense of local pride and civic identity.

3.2.6 However, the document states that,

*"The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form"*.

- 3.2.7 **PPG13** seeks to deliver a safe, efficient and integrated transport system to support a strong and prosperous economy. It encourages development which is in accessible locations and reduces the need for travel by car [para. 4].
- 3.2.8 **PPG15** underlines the statutory requirement on local planning authorities to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest.
- 3.2.9 Paragraph 2.14 States that in general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community, however it is indicated that this does not mean new buildings have to copy their older neighbours in detail.
- 3.2.10 It is acknowledged that new uses may often be the key to a building's or area's preservation, planning controls should be exercised sympathetically where this would enable a historic building or area to be given a new lease of life. In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior, and setting of the historic building.
- 3.2.11 Several issues are highlighted as relevant to the consideration of all listed building consent applications:
- i. the importance of the building, its architectural and historic interest and rarity;
  - ii. the particular physical features of the building which justify its inclusion in the list;
  - iii. the building's setting and its contribution to the local scene;
  - iv. the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).
- 3.2.12 Paragraph 3.18 indicates that where proposed works would not result in the total or substantial demolition of the listed building or any significant part of it, local planning authorities should address the same considerations as it would in relation to an application in respect of alterations or extensions.

3.2.13 Local planning authorities are normally required to make their own applications for listed building consent to the Secretary of State. Similarly, Authorities' own applications for consent to demolish buildings within Conservation Areas must be made to the Secretary of State.

3.2.14 Paragraph 4.26 states that local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Account should also be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the following broad criteria:

- i. the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use (based on consistent and long-term assumptions).
- ii. the adequacy of efforts made to retain the building in use. Consent should not be granted for demolition unless real efforts have been made without success to find compatible uses for the building. This should include the offer of the unrestricted freehold of the building on the open market at a realistic price reflecting the building's condition;
- iii. the merits of alternative proposals for the site.

### **3.3 Regional Spatial Strategy**

3.3.1 The Regional Spatial Strategy for the North West was adopted in September 2008. It contains several policies of relevance:

3.3.2 Policy DP 4 - requires the following sequential approach: first, using existing buildings and previously developed land within settlements; second, using other suitable infill opportunities within settlements; third, the development of other land where this is sustainably located.

3.3.3 Policy DP 5 - Development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs

locally. All new development should be accessible by public transport, walking and cycling, and priority will be given to locations where such access is already available.

3.3.4 Policy EM 1 proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest.

3.3.5 Policy RT 2 - Maximum parking standards should be applied to developments. The baseline maximum for residential development is 1.5 spaces per unit. Secure cycle parking facilities should be provided to a minimum standard of 10% of the baseline standards. (RSS Appendix RT (d): Advice of Developing Parking Strategies and Setting Standards).

3.3.6 Policy L4 - Sets out the methods Local Authorities should use to achieve their targets for housing provision. They are required to:

- encourage the construction of a mix of appropriate house types, sizes, tenures and prices
- encourage new homes to be built to high standards, ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market
- ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land.

#### **3.4 Fylde Borough Local Plan (as altered October 2005)**

3.4.1 Almost all of the policies contained within the Fylde Borough Local Plan (as altered) have been saved pending the completion of the Local Development Framework. Those of relevance to this application are summarised below.

3.4.2 Policy SP1 - Subject to other policies of the plan, development will be permitted within the limits of development of the settlements, including Lytham and St Annes.

3.4.3 Policy HL2 - Planning applications for housing will only be permitted where the development:

- Is acceptable in principle and is compatible with nearby land uses;
- Would be in keeping with the character of the locality in terms of scale, space around buildings, materials and design;
- Would be developed at a net density of between 30 - 50 dwellings per hectare, or higher at places with good public transport availability;
- Would not adversely affect the amenity and privacy of neighbouring properties;
- Maintains or enhances bio-diversity;
- Is in a sustainable location;
- Would have satisfactory access and parking and would not have an adverse effect on the safe and efficient operation of the highway network, either individually or cumulatively with other permitted developments;
- Would not overload existing essential services, including drainage;

3.4.4 Policy HL6 - Well designed housing schemes which respect the character of the area and provide an attractive, safe and crime free environment for residents will be permitted. Proposals which involve poor designs and/or layouts which would prejudice the character of the area or public safety, or increase the potential for crime will not be permitted.

3.4.5 Policy EP3 - New development within, or affecting the setting of a designated conservation area will only be permitted where the character or appearance of the area, and its setting, are appropriately conserved or enhanced. Proposed development should respect the physical setting of the area, settlement form, townscape, the character of buildings and other structures, the character of open spaces, and any views into or out of the area. The introduction of new uses or buildings will not be permitted where these would be prejudicial to the character or appearance of the area. Demolition of buildings will not be permitted where this would involve the loss of an historic or visually important element of townscape except where:-

1. The applicant is able to demonstrate convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, including charitable or community uses and these efforts have failed; or

2. The building is wholly beyond economic repair; or
  3. Its demolition and redevelopment would produce such substantial benefits for the community that these would decisively outweigh the loss resulting from the demolition.
- 3.4.6 Policy EP4 - Changes of use and alterations or additions to a listed building will not be permitted where there would be an adverse effect on its architectural or historic character, or where the development would prejudice its setting.
- 3.4.7 Policy EP5 - The total or substantial demolition of a listed building will not be permitted, unless:-
1. It can be demonstrated that every possible effort has been made to continue the present use; and
  2. No suitable alternative use for the building; and
  3. The building is wholly beyond repair or its demolition and redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the demolition;
  4. A detailed scheme for the redevelopment or reinstatement of the site has been agreed and a contract for the carrying out of those works has been entered into.
- 3.4.8 Policy EP14 - Housing schemes must make suitable provision for landscape planting.
- 3.4.9 Policy TREC 17 - Within housing developments, the provision of an amenity open space with facilities for children's play, where appropriate, will be required to specified minimum standards. Where it is agreed between the developer and the council that the open space would be better provided off site, payment of a commuted sum will be sought to help provide additional or improved open space or other recreational facilities nearby where the benefits would serve the occupiers of the new development. Children's play facilities will not be required for flat developments, sheltered housing, or other small unit accommodation where children are unlikely to live.
- 3.4.10 Policy SH16 - Within town centres, local centres and village centres, the development of restaurants will be permitted providing all the following criteria can be met:-

1. The proposed use does not conflict with any other policy of the plan.
2. The amenities of nearby residents are not unduly prejudiced;
3. The local road network can accommodate the expected levels of vehicular traffic and adequate parking facilities are available nearby;
4. Adequate fume extraction facilities are provided.

3.4.11 The Fylde Borough Council, Interim Housing Policy - July 2008 states that planning permission for residential development will be granted subject to satisfying a list of criteria. The following are relevant to this application:

- The application site is within the settlement boundaries of Lytham St Annes as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
- The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
- The development of the site would not significantly harm the character of the settlement or any other planning interest;
- In respect of proposals involving 10 dwellings or more, the mix of housing types, sizes and tenures reflects local housing requirements, and is consistent with the findings of the Fylde Housing Needs and Demand Study of January 2008, and the Fylde Coast Strategic Housing Market Assessment.
- In respect of proposals involving 14 or less dwellings the Council will negotiate for a financial contribution of 5%.

## **4.0 COMPLIANCE WITH PLANNING POLICY**

### **4.1 General Development Principles**

- 4.1.1 The development involves both residential and commercial elements. The suitability of each of these will be considered in general planning terms, as well as the compatibility of the uses on the site. The impact of the development on the listed building at the site and impacts on the character and appearance of the Conservation Area are also relevant policy considerations, but as these relate more to the design than the principle of development, they will be discussed later in this statement as part of the design and access analysis.
- 4.1.2 In respect of the residential element of the proposals, the site is unallocated, previously developed land within the built up area of St Annes and immediately adjacent to the Town Centre. This location provides excellent access to local services and public transport and both national and local planning policy are highly supportive of residential development in such locations.
- 4.1.3 There are a range of uses in the surrounding area and the incorporation of residential development in this location would further enhance diversity, support existing town centre businesses and ensure the continuation of a sustainable mix of uses in the locality.
- 4.1.4 The proposed development represents a more efficient use of land than the current arrangement at the site and will contribute to addressing the shortfall of local housing and meeting the Council's targets in respect of the proportion of new housing provided on brownfield land. Due to the number of residential units proposed, none are required to be affordable, however the Council will negotiate for a financial contribution in line with the Interim Housing Policy and it should be noted that the proposed number of units has been finalised based on the constraints of the site and it would not be appropriate to try to squeeze additional units onto a site that cannot accommodate them.
- 4.1.5 In light of the above, it is clear that the principle of residential development at the site is acceptable in relation to National, Regional and Local Planning Policy and in particular, the requirements of Local Plan Policy HL2 and the Interim Housing Policy. The requirements of the policies on detailed design issues will be dealt with in the subsequent sections of this report, with particular

reference to impacts on the listed building at the site and the affect of the development on the character and appearance of the Conservation Area.

- 4.1.6 Although the site is just outside of the town centre, it is situated in a highly sustainable location and already supports a town centre use in the form of offices. These offices deal with the majority of customer contact for Fylde Borough Council and as such, are visited members of the public on a daily basis, as well as supporting a significant number of staff and attracting visits in connection with the various 'surgeries' that take place there. In light of this, it is unlikely that the new A2 uses would attract significantly higher numbers of visitors than the existing use of the site and it is felt that the overall intensity of the commercial uses could be comfortably accommodated.
- 4.1.7 Local Plan Policy SH16 relates to applications for new restaurants in town centres, however it does not prohibit the development of A3 uses immediately adjacent to existing centres and the general criteria for assessing the impact of such developments is relevant. When examining the proposed development against these criteria it is clear that the scheme meets the relevant tests. The proposed A3 use does not conflict with any other policy of the plan, the amenities of nearby residents would not be prejudiced due to the adoption of suitable opening hours and the use of appropriate ventilation/fume extraction methods and levels of traffic associated with the development would not be excessive for the location.

## **5.0 DESIGN PRINCIPLES AND CONCEPTS**

### **5.1 Key Principles**

- 5.1.1 A site analysis was undertaken to inform the development of proposals for the land. This is attached as Appendix CAP1. Several alternative development solutions were then examined prior to the finalisation of one preferred option.
- 5.1.2 The site analysis identified the high quality of the local environment and the opportunity to capitalise upon this by creating a development of a superior standard. It was felt that a quality scheme in this location would in turn, contribute to further enhancing the character and appearance of the local area including the Conservation Area.

- 5.1.3 In developing the proposal, one of the key considerations was the need to maintain the main element of the listed building on the site and to identify a viable use for the building that could function without significant alterations to the external or internal structure.
- 5.1.4 The rear extension to the listed building was identified as contributing little to the overall significance, character and impression of the building and as such, it was considered that while the possibility of re-use should be explored, there could be the potential for some demolition if it would lead to the creation of a more viable and attractive overall scheme. This approach follows that set out in PPG15 which states demolition may be appropriate as long as it does not relate to the total or substantial demolition of any significant part of the building. In this respect, the extension was classified as being of limited significance.
- 5.1.5 Numbers 288-290 Clifton Drive South were identified as being relatively attractive and it was felt that the building should at least be considered for re-use. Demolition could however be a possibility if the cost of renovating and maintaining the building to allow continued viable use would be disproportionate to its contribution and importance within the Conservation Area. The quality and contribution of potential replacement buildings was also seen as a relevant consideration in line with the advice contained in PPG15.

## **5.2 Amount and Use of Development**

- 5.2.2 The proposed development incorporates 285m<sup>2</sup> of A2 floorspace, 420m<sup>2</sup> of A2/A3 floorspace and 14 residential units (apartments). This mix of uses was derived from advice contained in planning policy, research into existing provision in the local area and enquiries made about the availability of premises.
- 5.2.3 It is felt to be in keeping with the range of uses present in the local area and would not lead to the over provision or dominance of a particular use in the locality. While the site is currently entirely occupied by town centre uses, it was felt that any significant new floorspace at the site should be predominantly residential due to the need for new housing in the area and the fact that both National and Local Planning Policy strongly encourage new housing to be located on sustainable brownfield sites such as this.

- 5.2.4 In addition to the policy preference for an element of residential use to be incorporated within the proposals, conversion of numbers 292-294 Clifton Drive South to housing would have necessitated more significant and destructive works to the internal arrangements and features of the listed building. This was not acceptable.
- 5.2.5 Once it had been determined that the listed property would need to be retained in some form of commercial use, it was then practical to consider use of the ground floor of any adjacent building for such purposes also. This would avoid any impacts on residential amenity that would have occurred through the higher levels of staff, visitor and vehicular movements occurring in close proximity to the ground floor of the building.
- 5.2.6 By locating the main parking area beneath the terraced garden, this issue is avoided to the rear of the site.
- 5.2.7 The density of residential development represents approximately 46 dwellings per hectare. This is directly in line with the requirements of Local Plan Policy HL2 and reflects the site's position in an accessible and sustainable location, but also takes account of the Listed Building at the site, Conservation Area within which it is situated and the need to develop at a density which respects this context.

### **5.3 Layout**

- 5.3.1 It was felt that the existing site layout was important in maintaining and strengthening the character of the area through the reinforcement of a consistent building line along Clifton Drive South. In light of this, it is proposed that the broad layout of the site will remain similar to the existing arrangement, however the parking area to the rear of the properties will now be covered, with a garden terrace above and the new building on the site of 288-290 Clifton Drive South will have an L-shaped plan, with a residential wing extending to the rear to mirror that opposite, at 292-294.
- 5.3.2 PPG15 indicates that the preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of listed buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

- 5.3.3 For this reason, it was determined that the elements of the listed building of greatest interest and particularly those described in detail within the listing description, should be preserved. This included the whole of the main original building, including the interior layout and features. The rear, extended section of the building was identified as contributing little to the overall setting and appearance of the building as a whole and demolition of this element was therefore considered acceptable due to the awkward arrangement of internal rooms and windows. The listing simply describes this section of the property as a plainly detailed service range and makes no reference to features of interest or its contribution to the special qualities of the building.
- 5.3.4 Indeed, this part of the structure is not prominent in views within the Conservation Area and its loss would have no impact on local character.
- 5.3.5 In spite of this, the proposed layout for the site utilises the footprint of the existing extension to maintain the historical building pattern. This will be mirrored by the new building to the south-east, creating a terraced garden between the properties with good levels of enclosure and a stronger sense of place.
- 5.3.6 By creating a break in the roofline and change in materials between the listed building and the new extension, the original structure is given added definition. The setting is further enhanced by the decision to relocate the car parking at the front of the development to leave an open landscaped area in front of the listed building.
- 5.3.7 The above ensures that the new elements of the development are well integrated with, and complement neighbouring buildings enhancing the distinctive character already present in line with the requirements of PPS3.
- 5.3.8 Examination of 288-290 Clifton Drive South showed that the layout of the property would be problematic for any modern occupiers and that conversion of the existing building was not practically or financially viable. As planning policy indicates that demolition of buildings within Conservation Areas will not be permitted where this would involve the loss of an historic or visually important element of townscape, the importance of the building at was assessed to determine whether demolition would be a feasible option.

5.3.9 Visual assessment of the property and surrounding area indicated that the building, although relatively attractive, was not of particular historic significance and did not represent one of the best examples of local distinctiveness. It was judged that replacement of the building with a sensitively designed and positioned structure would maintain the character and appearance of the Conservation Area and that demolition and redevelopment of the site would produce substantial benefits for the community by ensuring the long term preservation and upkeep of the adjacent listed building which contributes far more to the character of the Conservation Area.

#### **5.4 Scale**

5.4.1 The scale of the new structures has been set at a level that ensures there is no over bearing or detrimental impact on the setting of the listed building. While the proposed new building fronting the street will be 1.5m higher than that which it replaces, the existing structure is significantly lower lying than other properties along the road and the new building will therefore integrate effectively into the street, presenting a more similar sense of scale and massing to other existing properties.

5.4.2 The roofline of the rear extensions has also been restricted to a level below that of the listed building, ensuring it retains its position as the principal and most significant building on the site.

5.4.3 The careful use of materials further serves to break up the bulk of the new structures and minimise their dominance. This is discussed further in relation to the appearance of the proposed development.

#### **5.5 Landscaping**

5.5.1 Due to the size of the site and the need to incorporate sufficient parking to serve the development, the provision of useable outdoor space had to be addressed in an imaginative way. It would have been easy to omit greenspace from the scheme, however it was deemed important in order to enhance the setting of the development and contribute positively to character within the Conservation Area, as well as creating a very high quality living environment.

- 5.5.2 The solution has been to create a terraced garden area on top of the rear parking. This has multiple benefits including the creation of a highly secure parking area, reducing the apparent presence and dominance of the private car within the development, providing a useable space for occupants of the site with a unique sense of place, enhancing the setting of the buildings and giving environmental benefits through reduced surface run-off and temperatures as well as wildlife benefits. As the residential element of the proposal relates solely to apartments, no children's play space is required and the development therefore satisfies Local Plan Policy TREC17.
- 5.5.3 In order to maintain and enhance the setting of the listed building, was also considered appropriate to create a small landscaped area of greenspace to the front of 292-294. While this will not be useable in the same way as that to the rear of the development, it's contribution to the character and appearance of the Conservation Area and Listed Building is equally important. The front boundary to the site will be delineated by a brick wall to match the existing and the existing trees at the edge of the footway will be retained. This is desirable to maintain the formal appearance of the street frontage and to differential clearly between public and private space. Brick walls are present along the boundaries of many properties on the road and is considered to be of some importance in affecting the overall character of the area.

## **5.6 Appearance**

- 5.6.1 The proposed development will maintain an attractive street frontage and will ensure the continued maintenance and upkeep of the listed building on the site, preventing it's appearance from degrading over time with a lack of investment.
- 5.6.2 It was not intended that the development would substantially alter the existing streetscene on Clifton Drive South. Rather, it was deemed important to make more efficient use of the site and ensure that the buildings provided useable internal space, suited to the requirements of modern occupiers. In this respect, the new building on the site seeks to retain the appearance of a pitched roof when viewed from the street and to re-create updated versions of the gable features present on the original property as this is a common and attractive pattern of design in the local area. Red brick will also be used in the external elevations of the structure to ensure integration with the surrounding buildings,

while render elements will complement those present in the Mock Tudor gable features of adjacent properties.

- 5.6.3 The use of glazing to the upper floors of the building is intended to reduce the bulk of the structure and minimise its dominance in relation to the listed building alongside which it stands. It will also serve to add a contemporary touch, acknowledging it as a modern building which, although sympathetic to its neighbours, does not seek to masquerade as a period structure or create a pastiche of surrounding development.
- 5.6.4 To the rear of the site, there are fewer features of historic architectural significance and more scope to pursue a contemporary design in both form and elevational treatment. Once again, brickwork will be used as the primary material to the external elevations at the site boundaries and key features from the historic listed building carried across and incorporated within the new structures in a simplified form. Although there will be limited views of these rear elevations it would be inappropriate for them to be highly detailed as it is intended that the listed building should be differentiated from the newer elements of the development and at any rate, the original extension to the rear was plain in its detailing.
- 5.6.5 The elevations facing inward over the roof terrace will incorporate a greater mix of surface treatments, including modern elements such as timber and glass, once again utilising stone details to tie the old and new together. In this location, the use of lighter materials is essential to ensure the new build elements do not appear overly dominant and that the terrace does not feel too closed.
- 5.6.6 The overall aim of the detailed design and surface treatment has therefore been to preserve the most important qualities of the existing site and buildings and to reinforce the character of the Conservation Area, rather than an approach which seeks to prevent any kind of change.

## **6.0 ACCESS**

### **6.1 Guidance**

6.1.1 The access arrangements for this development have been drawn from PPG13 and the Fylde Borough Local Plan (as altered). Account has also been taken of the Manual for Streets [DfT, 2007], relevant building regulations and the Disability Discrimination Act [DDA]. The access considerations of relevance to this development are discussed below.

### **6.2 Vehicular and Transport Links**

6.2.1 The site is well located to take advantage of its proximity to local services and facilities, with numerous shops, bars, restaurants and essential services within 100m.

6.2.3 Several bus services operate along Clifton Drive, with stops situated in close proximity to the site. The local railway station is also accessible on foot, with trains to Blackpool and Preston departing every hour and connecting into the wider national network. In sustainability terms the site is therefore ideally situated.

### **6.3 Pedestrian Access**

6.3.1 The design of the development has sought to create an environment that is easy for visitors, residents and staff to access and navigate. Separate footways leading to each of the buildings will ensure safe and convenient access, away from any vehicles entering or exiting the site. Appropriate signage will further help to direct people within and around the site.

### **6.4 Car parking**

6.4.1 The development will incorporate 30 car parking spaces (21 residential) with cycle storage provision at a level of 1:1.

6.4.2 The car parking arrangements are directly in line with the requirements of the Regional Spatial Strategy, equating to 1.5 spaces per dwelling and 1 space per 78.3m<sup>2</sup> of A2 floorspace (as calculations for A3 uses would be based on public space only, the requirements are similar to those for A2 uses). The residential

element complies directly with the RSS advice on housing developments and the latter is well within the upper limit of 16 spaces advised by the old Joint Lancashire Structure Plan for A2 uses (1 per 48m<sup>2</sup> floorspace for accessible locations of this nature). While the Structure Plan is no longer adopted, in the absence of adopted local standards, this is the most useful available guide and provides maximum limits rather than a minimum requirement.

- 6.4.3 The location and layout of parking has been designed to have the lowest possible impact on the Conservation Area and Listed Building whilst still providing suitable access arrangements and ensuring the development does not lead to the creation or exacerbation of parking problems elsewhere.

## **6.5 Other Issues**

- 6.5.1 The building will accord with all necessary building regulations and the requirements of the DDA. All buildings will incorporate level entrances or ramps where appropriate in accordance with the appropriate Building Regulations standards. The development provides appropriate accessibility to emergency and other services as necessary.

## **7.0 SUMMARY AND CONCLUSION**

### **7.1 Planning Policy**

- 7.1.1 This statement has demonstrated that the proposed development complies with relevant planning policy in respect of both the general principle of development for residential purposes and in relation to the details of this particular scheme.

### **7.2 Design and Access**

- 7.2.1 The statement has described the process by which the design and access arrangements have been conceived and has demonstrated that the form of development is appropriate in this location and would have no detrimental impacts on either the Listed Building at the site, or the Conservation Area within which it is situated.

### **7.3 Conclusion**

- 7.3.1 For these reasons it is considered that planning permission should be granted for the proposed development.

## **APPENDIX CAP1 - Listing Description**

BSO

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

7<sup>TH</sup> AMENDMENT OF THE 5<sup>TH</sup> LIST OF BUILDINGS OF SPECIAL

ARCHITECTURAL OR HISTORIC INTEREST

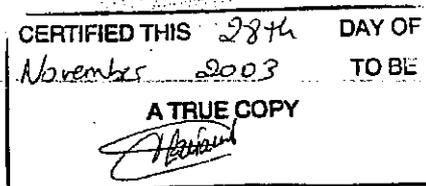
BOROUGH OF FYLDE (LANCASHIRE)

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.
2. On 15 February 1993, the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the Borough of Fylde (that part including the Civil Parish of Lytham St Annes),
3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

HSD DOC 2





SCHEDULE

The following building shall be added:-

LYTHAM ST ANNES

CLIFTON DRIVE

621-1/0/10013

Nos 292-294 (Public Offices)

II

Public Offices. 1902, extended 1907, and with late C20 alterations and additions. By Thomas Muirhead, architect, of Manchester for Lytham St Annes Urban District Council. Accrington red brick with ashlar sandstone dressings and detailing, gable and eaves chimney stacks with moulded caps, coped gables and a slate roof covering.

PLAN: Elongated L-plan complex with symmetrical street frontage range and long, plainly detailed service range added to rear.

EXTERIOR: Clifton Drive south elevation of 5 bays, 2 storeys above a basement, set behind brick walls with concave depressions supporting railings. Symmetrical frontage with central 3 bays advanced, with wide semi-circular banded arch to central doorway, set beneath flat canopy set on elongated brackets. Flanking the doorway are paired 6 over 9 pane sash windows set on an ashlar cill band and below a moulded stringcourse. The advanced 3 bays are delineated by angled corner shafts carried on moulded corbels, and terminating at moulded finials to short curved copings. Above the doorway is a wide storey band with ashlar panels incorporating raised lettering which reads 'PUBLIC OFFICES 1900'. Above, 3 sunken bay windows with semi-circular centre lights, separated by banded pilasters. Angled returns to set-back end bays, with paired sash windows to both floors.

INTERIOR: Entrance vestibule with moulded plaster cornices leads onto stair with turned balusters, moulded ramped handrails and elaborate panelled newel posts. Ground floor doorways with moulded surrounds, panelled doors and wide multi-pane overlights. Upper floor with former council chamber accessed by means of elaborate panelled doors with etched glass glazing. Ceiling with vaulted centre section, and with exposed roof trusses with moulded queen posts. Other rooms retain original hearth surrounds with overmantles and other items of original joinery.

A prominent and carefully designed public building, carefully sited on a principal street frontage within the centre of the rapidly-developing planned settlement of Lytham St Annes. The building is an expression in contemporary architectural form of the confidence of a local authority, and is a little altered example of a significant late C19/early C20 municipal building type.

Dated: 28<sup>th</sup> November 2003

Signed by authority of the  
Secretary of State

*Elaine Pearce*

ELAINE PEARCE  
Department for Culture, Media  
and Sport

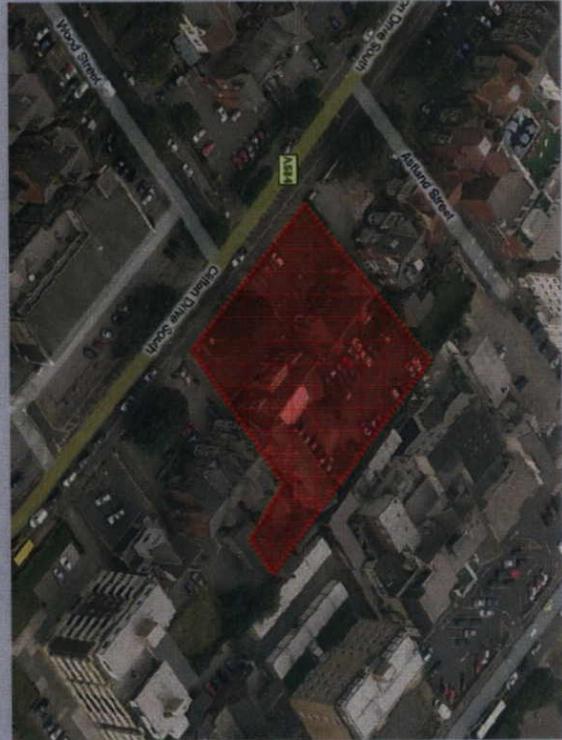
## **APPENDIX CAP2 - Site Analysis**

# PUBLIC OFFICES SITE – ST ANNES

1960 AERIAL PHOTO



AERIAL PHOTOGRAPH



## PUBLIC OFFICES SITE – ST. ANNES

### PHYSICAL ASSESSMENT

THE EXISTING BUILDINGS ON THE SITE ARE OF SUBSTANTIAL ARCHITECTURAL MERIT. THE EXISTING SURROUNDING BUILDINGS VARY BETWEEN HIGH 2, 3 & 7 STOREYS

### SOCIAL

DEVELOPMENT ON THIS SITE WILL HAVE MINOR IMPACT ON PEOPLE IN THE LOCAL AREA AND COULD PROVIDE AN ENHANCEMENT OF AN ALREADY THRIVING SHOPPING AREA.

### ECONOMIC

ANY DEVELOPMENT OF THIS SITE WILL CONTRIBUTE TO THE LOCAL ECONOMY BY SUPPORTING LOCAL BUSINESS IN ST. ANNES.

### PLANNING POLICY

THE SITE IS LOCATED WITHIN ST. ANNES TOWN CENTRE CONSERVATION AREA. ALTHOUGH DISTINCTIVE IN TERMS OF THEIR CHARACTER AND APPEARANCE, THE PUBLIC OFFICE BUILDING IS THE ONLY BUILDING LISTED. THE SITE LIES ON THE EDGE OF THE DESIGNATED TOWN CENTRE. HOWEVER IT DOES NOT HAVE EITHER A PRIMARY OR SECONDARY SHOPPING FRONTAGE. THE AREA HAS UNDERGONE CONSIDERABLE INVESTMENT AND REGENERATION IN RECENT YEARS. THE ST. ANNES ON THE SEA REGENERATION STRATEGY WAS OFFICIALLY LAUNCHED IN 1998 AND A DRAFT MASTERPLAN FOR THE SEAFRONT WAS ISSUED IN JULY 2008

### EVALUATION

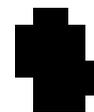
THE SITE OFFERS A GOOD OPPORTUNITY TO CREATE A MIXED USE SCHEME. RETAIL/COMMERCIAL USAGE WOULD BE A GOOD ADDITION TO THE GROUND FLOOR. CONVERSION OF THE EXISTING LISTED BUILDING SHOULD BE ENCOURAGED.



# PUBLIC OFFICES SITE – ST ANNES

## EXAMPLES OF LOCAL DISTINCTIVENESS





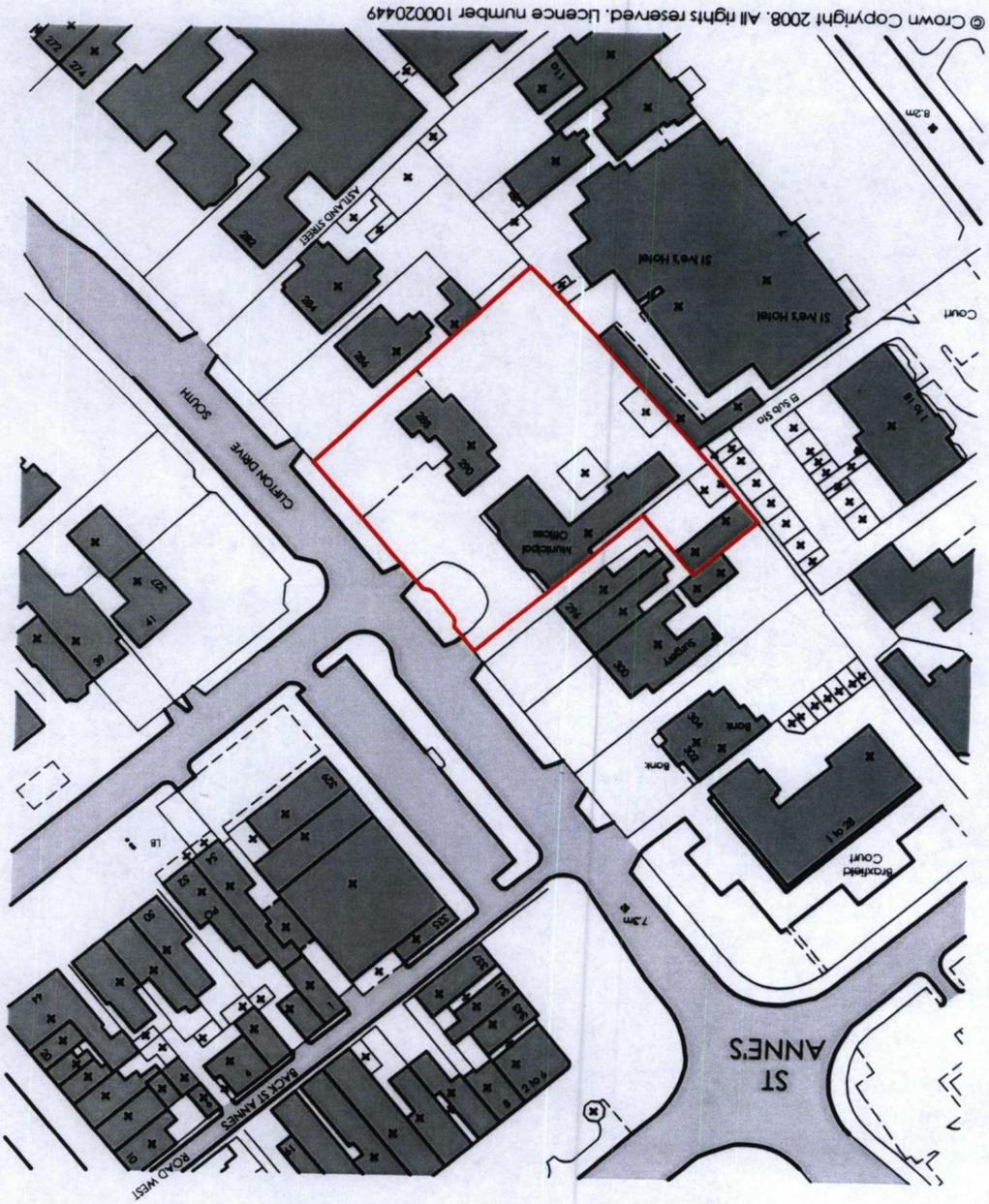
# PUBLIC OFFICE SITE - ST ANNES SITE LOCATION PLAN

PROPOSED SITE  
1:1,000 @ G3  
73/20/P01



CASSIDY - ASHTON

5 2010/0681

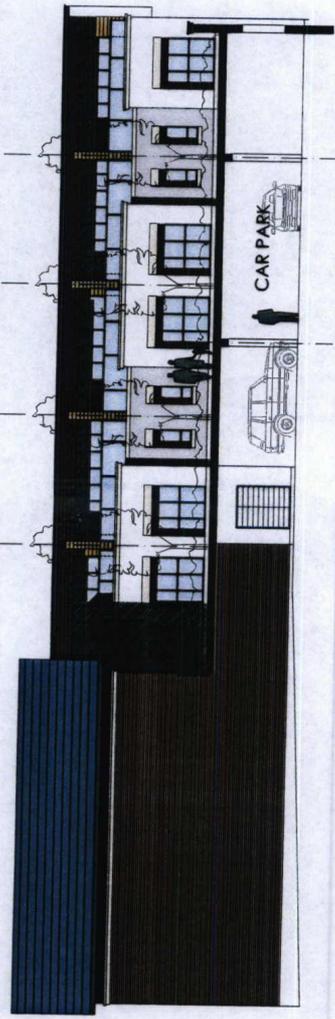


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5 2010/068



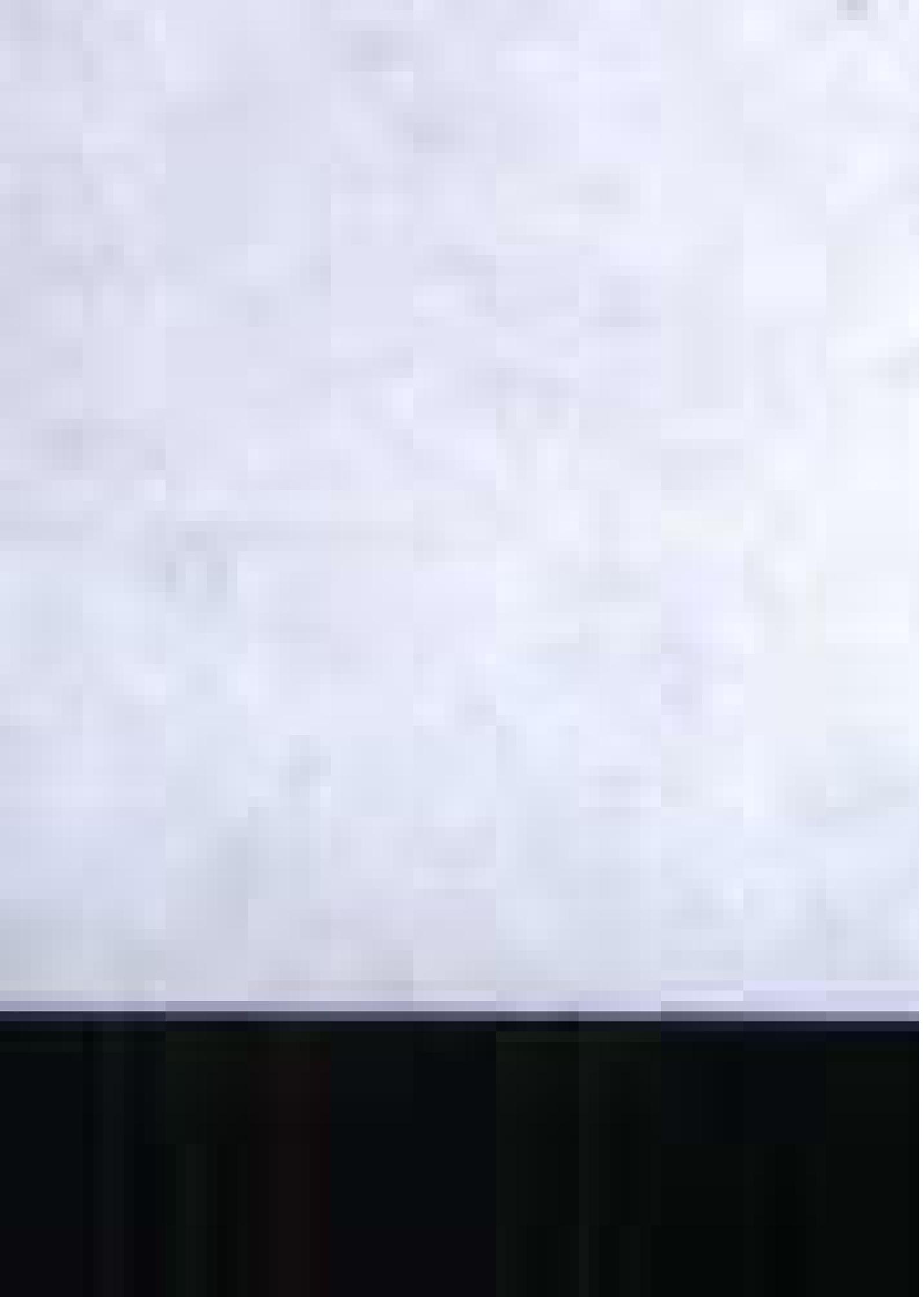
SIDE ELEVATION



SECTIONAL ELEVATION 1



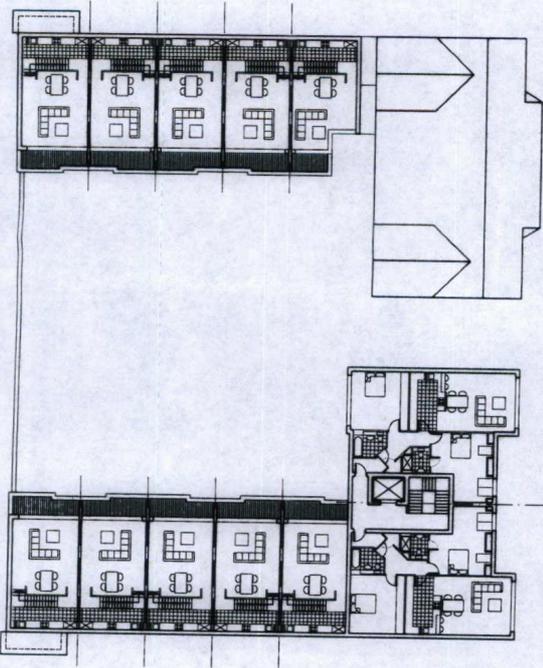
SECTIONAL ELEVATION 2



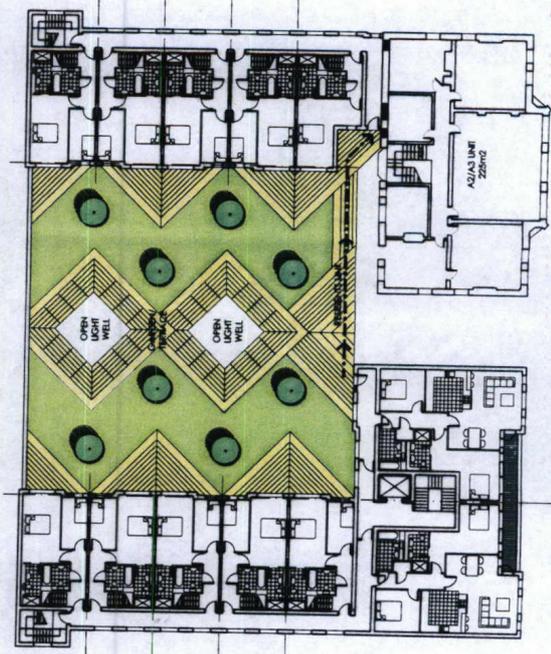
5, 2010/068

PUBLIC OFFICE SITE - ST ANNES  
GROUND, 1ST & 2ND FLOOR PLANS

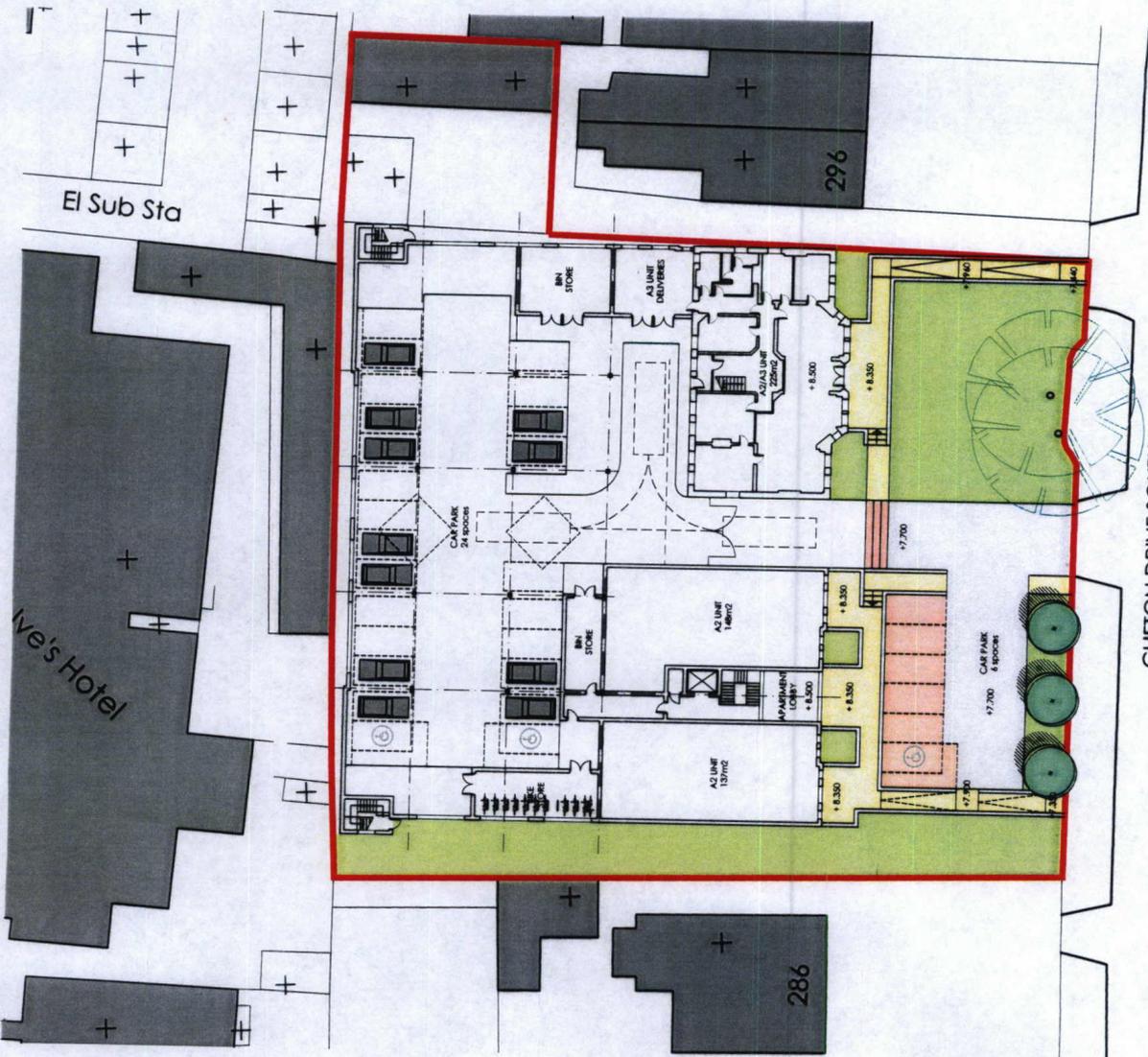
PLANS  
1:200 @ a1  
7370-P04B



SECOND FLOOR PLAN



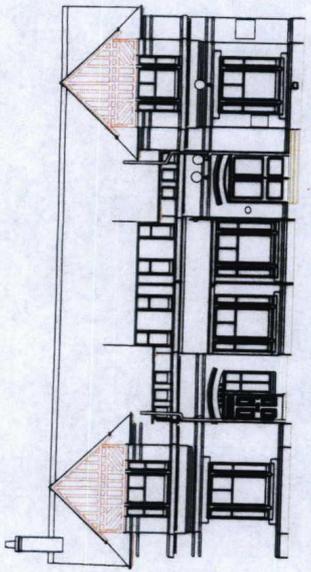
FIRST FLOOR PLAN



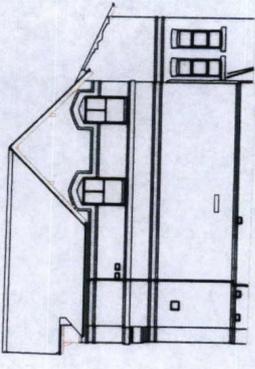
CLIFTON DRIVE SOUTH  
GROUND FLOOR PLAN

J 2010 AUG 11

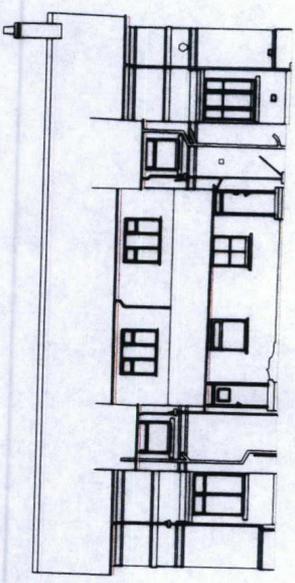
EXISTING ELEV  
1:100 @ a1  
1:200 @ a3  
7370-A03



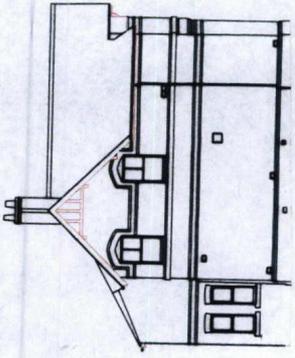
EAST (FRONT) ELEVATION



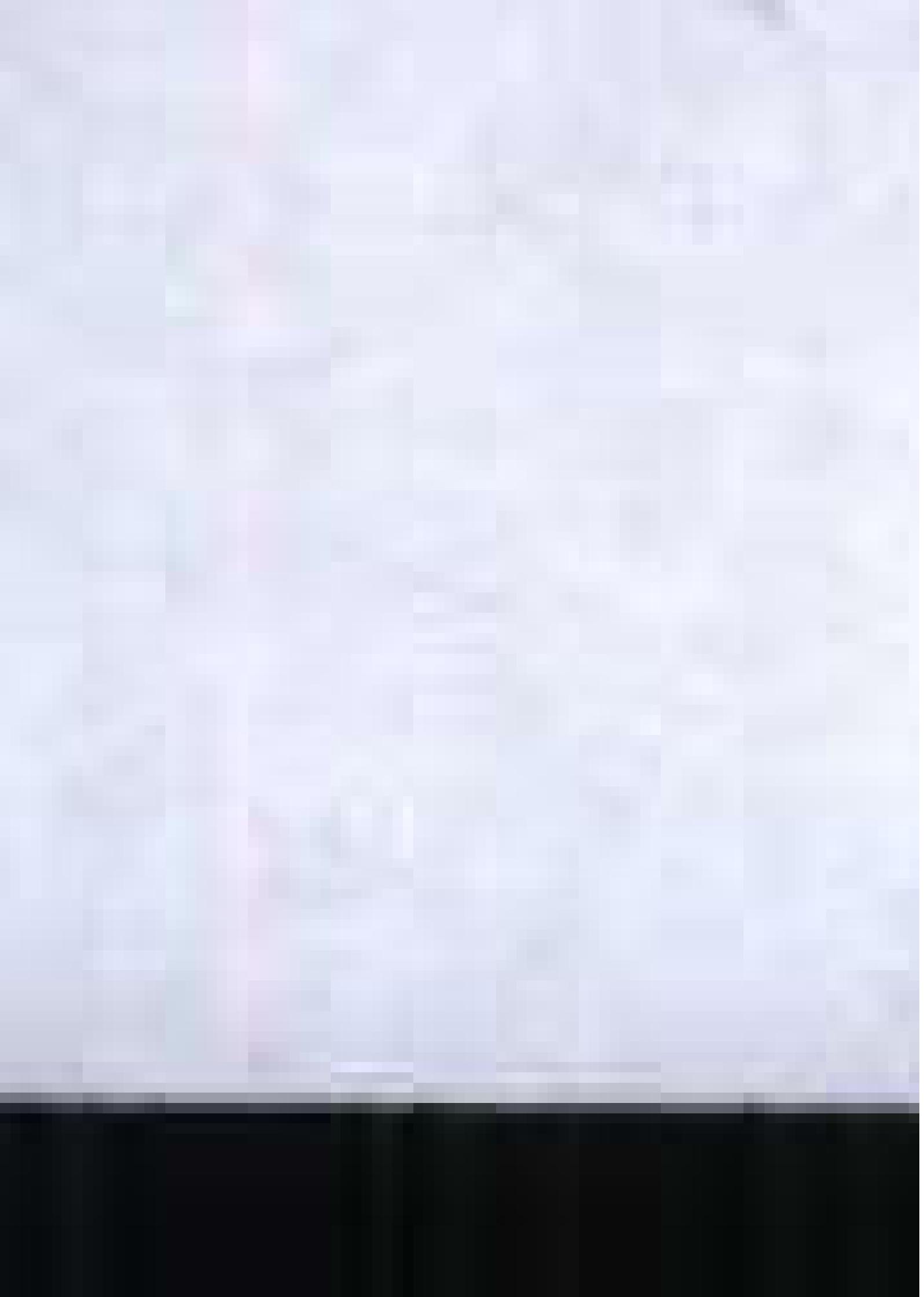
NORTH (GABLE) ELEVATION



WEST (REAR) ELEVATION

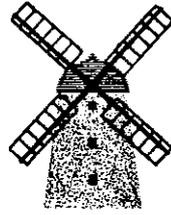


SOUTH (GABLE) ELEVATION



1 of 2  
681

[www.lscivic.org](http://www.lscivic.org)



**Lytham St. Annes Civic Society**

marion.coupe@gmail.com  
23 Commonsides  
Ansdell  
Lytham  
FY8 4EX

19 October 2010

**Comment on planning application no: 10/0681 and 0682**

**Address: 288-290 Clifton Drive South, St Annes**

Proposal: Listed building consent for demolition works, the erection of new buildings and a change of use to form 285m<sup>2</sup> of A2 floorspace, 420m<sup>2</sup> of A2/A3 floorspace and 14 residential units.

**Comment:**

**1. The Public Offices**

The Public Offices, listed, was built 1900 as St Annes' first public building. In the interests of community wellbeing and pride in the town we would like to see this building retained for public/community use. It could be retained by the St Annes parish council and could be a site for a much needed tourist information office. It is a sad day indeed when all that matters is the market value of a building such as this. A good model to follow would be the Assembly rooms in Lytham operated by Lytham Town Trust on a peppercorn rent from the council. A popular facility has been created there which contributes much to the town and costs the council nothing.

We are pleased however that residential use has not been proposed for this building. If the proposed changes of use do occur we would like to ensure that the listed building is altered as little as possible and that original internal walls are retained. There should be a minimum of signage and preferably none on the building itself.

**2. 288 Clifton Drive, formerly council offices.**

288 Clifton Drive and its neighbour are a pair of semi detached houses which date from the early days of St Annes, and are older than the Public Offices, probably late 1870s. When the conservation area was laid out, these houses and two more

alongside them were included in it, no doubt as good examples of the grand and individual houses of early St Annes. An unthinking application to demolish them does make the setting up of a conservation area fairly pointless. The fact that they are in dire need of maintenance is not an acceptable argument and certainly not one we should expect from a responsible council. There is considerable interest in the design of the houses which have decorative brick and windows.

We have no issues with the proposed change of use, just the loss of a valuable building from the street scene.

If consent is granted we would say that the design of the residential element is well conceived and the terrace over the parking area provides a more pleasant aspect than is usually found in town centre developments. Whilst the use of red brick is indicated in the design statement the elevations themselves appear to be shown in dark brown brick which always looks dull; a more complementary colour should be used. All roof material should match the Public Offices. The use of some decorative banding as in the listed building would help to integrate the new build element.

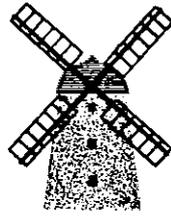
Yours sincerely

Marion Coupe (Chairman)

23 Commonsides  
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Lytham St Annes  
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1 of 2  
682

[www.lsacivic.org](http://www.lsacivic.org)



**Lytham St. Annes Civic Society**

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23 Commonsides  
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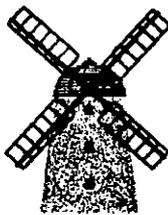
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23 Commonside  
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Lytham  
FY8 4EX

15 October 2010

**Comment on planning application no: 10/0681 and 0682**

**Address: 288-290 Clifton Drive South, St Annes**

Proposal: Listed building consent for demolition works, the erection of new buildings and a change of use to form 285m<sup>2</sup> of A2 floorspace, 420m<sup>2</sup> of A2/A3 floorspace and 14 residential units.

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Yours sincerely

Marion Coupe (Chairman)

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(01772) 531734  
(01772) 533423  
Douglas.moir@lancashire.gov.uk

Mark Evans  
Development Control Manager  
Fylde Borough Council  
Development Control  
Town Hall  
St Annes  
LYTHAM ST ANNES  
FY8 1LW

Your ref  
Our Ref 5/A1 SP/DM/LS  
Date: 19 October 2010

### F.A.O Planning Support Team

Dear Mr Evans,

**PROPOSED: Demolition works, the erection of new buildings and a change of use to form 285m<sup>2</sup> of A2 floorspace, 420m<sup>2</sup> of A2/A3 floorspace and 14 residential units (apartments). 288-290 Clifton Drive South, Lytham St Annes (5/10/0681 & 0682)**

The Public Offices by Thomas Muirhead, built 1902, for Lytham St Annes Urban District Council, are a designated heritage asset, a Grade II Listed Building, recorded on the County Historic Environment Record (PRN 16333), and also lie within the limits of the St Annes on the Sea Conservation Area (another designated heritage asset).

PPS5: Planning for the Historic Environment. Policy HE6 is clear in the need for applications that affect heritage assets to include

" a description of the significance of the heritage assets affected and the contribution of their setting to that significance... sufficient to understand the potential impact of the proposal on the significance of the heritage asset" and that

"As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact".

Such an assessment of the proposals which would be expected to accompany the application is in this instance missing. In fact the accompanying Design and Access Statement dates to 2009 and therefore makes mention to now cancelled planning policy (PPG15, PPG16 and Regional Spatial Strategy) which is no longer relevant.

---

**Stuart Perigo** • Development Management Group Head  
Environment and Public Protection Services  
PO Box 9 • Guild House • Cross Street • Preston • PR1 8RD

The application as submitted therefore fails to meet the requirements of PPS5 Policy HE6, and LCAS would therefore recommend deferral of its determination until such a time that the requirements of Policy HE6 have been properly addressed in a Heritage Statement, which should be forwarded to LCAS for comment. Consequently I do not intend to submit any comments at this stage on the suitability or otherwise of the current proposals.

Should the Borough Council consider that the above approach is unreasonable, or that other circumstances make such an approach unfeasible, then I would request that LCAS is contacted in writing outlining the Council's position. At that point the Archaeology Service will then form its own an opinion as to how best proceed in addressing the remaining archaeological issues, and in particular those outlined in PPS5 Policy HE12.

If you need any more information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Doug Moir  
Planning Officer (Archaeology)

lot 2



(01772) 533856



(01772) 533165



Planning.Contributions@lancashire.gov.uk

Head of Planning Services,  
*Fylde Borough Council*,  
Town Hall,  
Lytham St. Annes  
FY8 1 LW

Your ref  
Our ref  
Date:

10/0681  
PG/SS/PAT/MGS  
15 October 2010

FAO Planning Support Team

Dear Planning Support Team

**APPLICATION NO: 10/0681**

**PROPOSAL: DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A CHANGE OF USE TO FORM 285 SQ.M. OF A2 FLOORSPACE, 420 SQ.M OF A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)**

**LOCATION : 288-290 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES**

Further to the consultation with regard to the above proposed development, this consultation response outlines the Planning Contribution request for Lancashire County Council services based upon the Policy Paper, 'Planning Obligations in Lancashire'.

### Transport

There may be a request for a contribution towards sustainable transport measures. However, the level of such a transport contribution has not yet been determined. To discuss sustainable transport further, please contact Clive Holt 01524 753338 or Glenn Robinson 01524 753347.

### Education

Using the LCC Planning Obligations Policy Paper, a yield of 0.35 primary and 0.25 secondary pupils per house has been used. Therefore, there is a possible yield of 5 primary and 3 secondary aged pupils.

### Primary School Places

Forecasts show that there is going to be a shortfall of primary places in this area in the next 5 years and LCC is already consulting on the expansion of one primary school in Lytham St Annes wider area. Therefore, this development is expected to

**Kate Grimshaw** Planning and Review Officer  
Lancashire County Council, Resources Directorate, Property Group, P.O.Box 26, County Hall, Preston  
PR1 8RE Tel: 01772 533856

202

impact even further on school places and we would be seeking a contribution in respect of the total potential yield of this development, i.e. 5 pupils.

Using the DCSF cost multiplier (£12,257 x 0.9) x 1.0733 per place = **£59,199**

### **Secondary School Places**

Whilst forecasts show that there would be secondary places available in 5 years, this does not account for housing developments pending in the area. There are currently a number of other developments which will impact upon places at this school, some of which have generated requests for Section 106 contributions. These developments are at North Promenade, Pontins, Westgate Road, Lytham Quays, Hollywood Nurseries and Aegon site.

Therefore we would be seeking a contribution from this developer in respect of the full potential development, i.e. 3 places.

Using the DCSF cost multiplier (£18,469 x 0.9) x 1.0733 per place = **£53,521**

**Total Education Contribution Request** **£112,720**

### **Waste Management**

The County Council makes vital major investments in waste management infrastructure for reasons of environmental protection and sustainability. Also, the necessity to secure the County Council's budget position as a waste disposal authority, through investing in an early switch away from landfilling, has become all the more apparent, since the recent announcement on the rise in landfill tax in the National Budget. Every District in the County is being provided with advanced treatment facilities to treat waste prior to landfilling, either directly or via purpose designed transfer stations. Since each and every new house, wherever it is in the County, has to be provided with this basic service and the Council has to comply with significant new requirements relating to the management of waste, it is considered that the Council is justified in requesting a contribution towards waste management. Based upon the Policy Paper methodology for Waste Management, the request is **£6,720**.

By way of summary, the planning contribution request for Lancashire County Council services is as follows: -

<b>Transport</b>	<b>£ Not yet determined</b>
<b>Education</b>	<b>£ 112,720</b>
<b>Waste Management</b>	<b>£ 6,720</b>

Please could you provide us with feedback in terms of the decision, any S106 agreement and if refused, any subsequent appeals to:  
Planning.Contributions@lancashire.gov.uk

Yours sincerely,



*pp* Kate Grimshaw  
Planning and Review Officer  
Lancashire County Council



Electricity North West Limited  
Oldham WWTW  
The Causeway  
Oldham Broadway Business Park  
Chadderton  
Oldham  
OL9 9XD

Fylde Borough Council  
Planning Department  
Town Hall  
Lytham St Annes  
Lancashire  
FY8 1LW

[planning@fylde.gov.uk](mailto:planning@fylde.gov.uk)

Your Ref: 10/0681  
Our Ref: PA695 Fylde

Direct Line 0161 909 8807  
Direct Fax 0161 909 8891  
[liz.shaw@enwl.co.uk](mailto:liz.shaw@enwl.co.uk)

Date: 4th March 2011

Dear Sir Madam

**288-290 Clifton Drive South, Lytham St Annes, FY8 1LH**

We have considered the above planning application submitted on 21/02/2011 and find it has no impact on our Electricity Distribution System infrastructure or other ENW assets.

Any requirements for a supply of electricity will be considered as and when a formal application is received.

Yours faithfully,

Eric Roberts,  
Commercial Manager.

Electricity North West Services Limited is a wholly owned subsidiary of Electricity North West Limited. Electricity North West Services Limited. Registered in England & Wales No: 6027314. Registered Office: 304 Bridgewater Place, Birchwood Park, Warrington. WA3 6XG

**DEMOLITION WORKS, THE ERECTION OF NEW BUILDINGS AND A  
CHANGE OF USE TO FORM 285M<sup>2</sup> OF A2 FLOORSPACE, 420M<sup>2</sup> OF  
A2/A3 FLOORSPACE AND 14 RESIDENTIAL UNITS (APARTMENTS)**

**PUBLIC OFFICES,  
CLIFTON DRIVE SOUTH,  
ST ANNES**

**HERITAGE STATEMENT**

**prepared by**

**CA PLANNING**

*chartered town planners + environmental consultants*

**7 EAST CLIFF  
PRESTON  
PR1 3JE**

**on behalf of**



**February 2011**

**Ref. C/2781**

## **1.0 INTRODUCTION**

- 1.1 A planning application and application for listed building consent for the demolition of part of a listed building and two semi detached properties, together with the erection of new buildings housing A2 and residential uses, a change of use to A2/A3 and associated parking/landscaping has been submitted at 288-294 Clifton Drive South, St Annes.
- 1.2 Since the application was submitted, changes in planning guidance have resulted in the introduction of PPS5: Planning for the Historic Environment. This statement is submitted to satisfy the new requirements set out in PPS5 but draws upon information previously submitted in the Planning, Design and Access Statement.

## **2.0 PPS5 REQUIREMENTS**

- 2.1 The proposed scheme should be assessed against national planning policy and in particular Planning Policy Statement 5: Planning and the Historic Environment (PPS5). Adopted in March 2010, PPS5 replaced Planning Policy Guidance note 15: Planning and the Historic Environment (PPG15) and sets out the Government's policies for the identification and conservation of heritage assets (including conservation areas and listed buildings) and their settings.
- 2.2 PPS5 states that when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset favourably. The policy document emphasises that when considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application.
- 2.3 PPS5 advises that Local Planning Authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the benefits of departing from the development plan or from national policies, taking into account whether:
- It will materially harm the significance of the heritage asset or its setting.
  - It will avoid detrimental fragmentation of management of the heritage asset.
  - It will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conversion.
  - It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than circumstances of the present owner, or the purchase price paid.

- There is a source of funding that might support the heritage asset without the need for enabling development
  - The level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interest.
- 2.4 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the heritage asset and the value that it hold for this and future generations.

### **3.0 HERITAGE STATUS**

#### **Location and Surrounding Area**

- 3.1 The application site consists of a roughly square parcel of land occupied by two traditional Council buildings on the edge of the town centre and within the St Annes Conservation Area. The properties are set back from the road behind areas of parking and landscaping, with the front elevations forming part of a consistent building line along the street. There are two vehicular access points directly in front of numbers 292-294 Clifton Drive South, with a small area of parking being located to the front of number 290 and a lawned area with shrub planting along the margins to the front of number 288. Vehicular access between the two buildings leads to a larger area of parking at the rear of the site. Site boundaries vary, with a combination of open boundaries, red brick walls and stones.
- 3.2 The immediate area is designated as a Conservation Area. Numbers 292-294 are designated as a Grade II Listed Building and given the following description:
- 3.3 The area surrounding the site is home to a variety of large Victorian properties (mainly red brick in the immediate vicinity of the site) ranging from hotels to detached private residences and terraced properties with shops and restaurants at ground floor level within the Town Centre. These are interspersed in places, with modern apartment complexes. Overall however, the impression is of an historic coastal town, within a high quality built environment.

*Nos. 292-294 (Public Offices)*

#### **Key Heritage Features**

- 3.4 The listing description is attached as Appendix CAP1. It describes the property as a *"little altered expression in contemporary architectural form of the confidence of a*

- Local Authority*". It has an elongated L-Plan, the main part of the building being erected in 1902, before being extended in 1907 and later being the subject of 20th Century alterations and additions. The property has a symmetrical street frontage and plainly detailed service range added to the rear. The front of the building incorporates three advanced central bays with a wide semi-circular banded arch to the central doorway, set beneath a flat stone canopy on elongated brackets. This is flanked by pairs of sash windows below a moulded string course, with ashlar cills. The pairs of sash windows are repeated at ground and first floor level on the outer bays of the structure. The advanced three bays are delineated by angled corner shafts carried on moulded corbels and terminating at moulded finials to short curved copings. At first floor level three sunken bay windows are present, each having semi-circular centre lights, separated by banded pilasters.
- 3.5 The interior is described as having an entrance vestibule with moulded plaster cornices, leading onto a stair with turned balusters, moulded ramped handrails and elaborate panelled newel posts. Ground floor doorways have moulded surrounds, panelled doors and wide multi-paned overlights. The upper floor houses the former Council Chamber, which is accessed through elaborate panelled doors with etched glass glazing. The ceiling has a vaulted centre section and exposed roof trusses with moulded queen posts. Other rooms retain original hearth surrounds and overmantles with other items of original joinery.
- 3.6 The second building on the site is not listed and although it is a relatively attractive structure which sits comfortably alongside other properties in the area, it has no outstanding features that set it apart from other local development. Broadly speaking, the building can be described as a period, two storey, brick built pair of semi-detached properties. The principal elevation is arranged in 6 bays, the outer bays being advanced, front facing gables with mock Tudor detailing and the inner bays recessed. The upper floor displays two pairs of narrow sash windows in the central bays, moving to sets of 3 small, single pane windows directly under the eaves on bays 2 and 5. The remaining windows to the front of the property are larger sash windows with a 2 over 1 pane arrangement flanked by narrow 1 over 1 sections. A stone string course runs beneath the first floor windows, with a further decorative brick course above windows on the ground floor.
- History of the Listed Building**
- 3.7 The Public Offices were originally erected in 1902 and extended in 1907. Further alterations and additions were added in the late 20<sup>th</sup> Century including the unattractive rear extension. It is understood that the buildings have been in local authority use since first being erected.

## 4.0 DEVELOPMENT PLAN

- 4.1 The saved policies of the Fylde Borough Local Plan (as altered) are the only relevant part of the development plan to heritage assets.
- 4.2 Policy EP3 states that new development within, or affecting the setting of a designated conservation area will only be permitted where the character or appearance of the area, and its setting, are appropriately conserved or enhanced. Proposed development should respect the physical setting of the area, settlement form, townscape, the character of buildings and other structures, the character of open spaces, and any views into or out of the area. The introduction of new uses or buildings will not be permitted where these would be prejudicial to the character or appearance of the area. Demolition of buildings will not be permitted where this would involve the loss of an historic or visually important element of townscape except where:-
1. The applicant is able to demonstrate convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, including charitable or community uses and these efforts have failed; or
  2. The building is wholly beyond economic repair; or
  3. Its demolition and redevelopment would produce such substantial benefits for the community that these would decisively outweigh the loss resulting from the demolition.
- 4.3 Policy EP4 states that changes of use and alterations or additions to a listed building will not be permitted where there would be an adverse effect on its architectural or historic character, or where the development would prejudice its setting.
- 4.4 Policy EP5 states that the total or substantial demolition of a listed building will not be permitted, unless:-
1. It can be demonstrated that every possible effort has been made to continue the present use; and
  2. No suitable alternative use for the building; and
  3. The building is wholly beyond repair or its demolition and redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the demolition;
  4. A detailed scheme for the redevelopment or reinstatement of the site has been agreed and a contract for the carrying out of those works has been entered into.

## **5.0 HERITAGE ISSUES**

### **General Development Principles**

- 5.1 The development involves both residential and commercial elements. The suitability of each of these is considered at length in the Planning Statement and the conclusion reached that given the fact that the premises are superfluous to the Council's own requirements, these alternative uses are an appropriate way of reusing the building whilst enabling the preservation of its important heritage features.

### **Justification for Works to Listed Building**

- 5.2 The Public Offices are no longer required for their original purpose as Council buildings and are to be sold for alternative use.
- 5.3 As the only public authority within the local area, there is little prospect of another such organisation coming forward to occupy the building in its existing form. It was built for and adapted to the specific needs of a local authority and any other uses would require substantial alteration.
- 5.4 In order to enable a viable new use for the building, it is necessary to allow works of alteration whilst retaining the key heritage features of the building.
- 5.5 Given the location of the site within a vibrant town centres, advice from commercial agents has indicated that a mixed residential/commercial scheme would be a viable alternative use of the site.

### **Impact upon Listed Building**

- 5.6 In respect of the impacts upon the listed building, these have been considered at length in the Planning Statement, and the information previously presented has influenced the preparation of this section of this Heritage Statement.
- 5.6 In developing the proposal, one of the key considerations was the need to maintain the main element of the listed building on the site and to identify a viable use for the building that could function without significant alterations to the most important elements of the external or internal structure. The rear extension to the listed building contributes little to the overall significance, character and impression of the building and as such, its demolition will have no detrimental impact upon the character of the listed building. It contributes little to the overall setting and appearance of the building as a whole and demolition of this element is acceptable due to the awkward arrangement of internal rooms and windows. The listing simply describes this section

- of the property as a plainly detailed service range and makes no reference to features of interest or its contribution to the special qualities of the building.
- 5.7 The existing site layout is broadly being retained in order to maintain and strengthen the character of the area through the reinforcement of a consistent building line along Clifton Drive South. However the parking area to the rear of the properties is to be covered to allow the creation of a garden terrace above. The new building on the site of 288-290 Clifton Drive South will have an L-shaped plan, with a residential wing extending to the rear to mirror that opposite, at 292-294. It is considered that this will have a positive impact upon the setting of the listed building.
- 5.8 Those elements of the listed building which are of greatest interest and particularly those described in detail within the listing description, are to be preserved. This includes the whole of the main original building, including the interior layout and features.
- 5.10 Furthermore, the proposed layout for the site utilises the footprint of the existing extension to maintain the historical building pattern. This will be mirrored by the new building to the south-east, creating a terraced garden between the properties with good levels of enclosure and a stronger sense of place.
- 5.11 The creation of a break in the roofline and change in materials between the listed building and the new extension, will give the original structure added definition which will be a positive impact. The setting is further enhanced by the decision to relocate the car parking at the front to leave an open landscaped area in front of the listed building.
- 5.12 The scale of the new structures has been set at a level that ensures there is no over bearing or detrimental impact on the setting of the listed building. While the proposed new building fronting the street will be 1.5m higher than that which it replaces, the existing structure is significantly lower lying than other properties along the road and the new building will therefore integrate effectively into the street, presenting a more similar sense of scale and massing to other existing properties.
- 5.13 The roofline of the rear extensions has also been restricted to a level below that of the listed building, ensuring it retains its position as the principal and most significant building on the site.
- 5.14 For these reasons it is considered that the proposed development will not have any detrimental and will in fact have a positive impact upon the listed building.

### **Conservation Area**

- 5.15 The overall aim of the development has been to preserve the most important qualities of the existing site and buildings and to reinforce the character of the Conservation Area.
- 5.16 288-290 Clifton Drive South does not have an internal layout suitable for modern occupiers and conversion of the existing building was not practically or financially viable. As planning policy indicates that demolition of buildings within Conservation Areas will not be permitted where this would involve the loss of an historic or visually important element of townscape, the importance of the building at was assessed to determine whether demolition would be a feasible option.
- 5.17 Visual assessment of the property and surrounding area indicated that the building, although relatively attractive, was not of particular historic significance and did not represent one of the best examples of local distinctiveness. It was judged that replacement of the building with a sensitively designed and positioned structure would maintain the character and appearance of the Conservation Area and that demolition and redevelopment of the site would produce substantial benefits for the community by ensuring the long term preservation and upkeep of the adjacent listed building which contributes far more to the character of the Conservation Area.
- 5.18 The development will not substantially alter the existing streetscene on Clifton Drive South. Rather, it will make more efficient use of the site and ensure that the buildings provide useable internal space, suited to the requirements of modern occupiers. In this respect, the new building on the site retains the appearance of a pitched roof when viewed from the street and re-creates updated versions of the gable features present on the original property as this is a common and attractive pattern of design in the local area. Red brick is to be used in the external elevations of the structure to ensure integration with the surrounding buildings, while render elements will complement those present in the Mock Tudor gable features of adjacent properties.
- 5.19 The use of glazing to the upper floors of the building will reduce the bulk of the structure and minimise it's dominance in relation to the listed building alongside which it stands. It also provides some contemporary design, acknowledging that this is a modern building which, although sympathetic to its neighbours, does not seek to masquerade as a period structure or create a pastiche of surrounding development.
- 5.20 The development therefore not only preserves but will enhance the character of the Conservation Area.

## **6.0 CONCLUSION**

- 6.1 For the reasons set out in the preceding sections of this Statement it is considered that the proposed development satisfies all relevant requirements set out in national planning guidance in respect of Heritage matters.

## **APPENDIX CAP1 - Listing Description**



## SCHEDULE

The following building shall be added:-

LYTHAM ST ANNES

621-1/0/10013

CLIFTON DRIVE

Nos 292-294 (Public Offices)

II

Public Offices, 1902, extended 1907, and with late C20 alterations and additions. By Thomas Muirhead, architect, of Manchester for Lytham St Annes Urban District Council. Accrington red brick with ashlar sandstone dressings and detailing, gable and eaves chimney stacks with moulded caps, coped gables and a slate roof covering.

PLAN: Elongated L-plan complex with symmetrical street frontage range and long, plainly detailed service range added to rear.

EXTERIOR: Clifton Drive south elevation of 5 bays, 2 storeys above a basement, set behind brick walls with concave depressions supporting railings. Symmetrical frontage with central 3 bays advanced, with wide semi-circular banded arch to central doorway, set beneath flat canopy set on elongated brackets. Flanking the doorway are paired 6 over 9 pane sash windows set on an ashlar cill band and below a moulded stringcourse. The advanced 3 bays are delineated by angled corner shafts carried on moulded corbels, and terminating at moulded finials to short curved copings. Above the doorway is a wide storey band with ashlar panels incorporating raised lettering which reads 'PUBLIC OFFICES 1900'. Above, 3 sunken bay windows with semi-circular centre lights, separated by banded pilasters. Angled returns to set-back end bays, with paired sash windows to both floors.

INTERIOR: Entrance vestibule with moulded plaster cornices leads onto stair with turned balusters, moulded ramped handrails and elaborate panelled newel posts. Ground floor doorways with moulded surrounds, panelled doors and wide multi-pane overlights. Upper floor with former council chamber accessed by means of elaborate panelled doors with etched glass glazing. Ceiling with vaulted centre section, and with exposed roof trusses with moulded queen posts. Other rooms retain original hearth surrounds with overmantles and other items of original joinery.

A prominent and carefully designed public building, carefully sited on a principal street frontage within the centre of the rapidly-developing planned settlement of Lytham St Annes. The building is an expression in contemporary architectural form of the confidence of a local authority, and is a little altered example of a significant late C19/early C20 municipal building type.

Dated:- 28<sup>th</sup> November 2003

Signed by authority of the  
Secretary of State

*Elaine Pearce*

ELAINE PEARCE  
Department for Culture, Media  
and Sport

1 of 2



# ENGLISH HERITAGE

NORTH WEST REGION

Mr Mark Evans  
Fylde Borough Council  
Town Hall  
LYTHAM ST ANNES  
Lancashire  
FY8 1LW

Direct Dial: 0161 242 1414  
Direct Fax: 0161 242 1401

Our ref: **W**: L00098519

17 March 2011

Dear Mr Evans

**Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995  
288-290 CLIFTON DRIVE SOUTH & MUNICIPAL BUILDINGS, LYTHAM ST ANNES,  
FY8 1LH  
Application No 10/0681 & 0682**

Thank you for your letter of 21 February 2011 notifying English Heritage of the scheme relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

### Recommendation

**This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.**

If you would like further advice on this application, please contact us to explain your request. Please re-consult us if there are material changes to the proposals. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

**Beverley Jackson**  
Casework Assistant  
E-mail: [beverley.jackson@english-heritage.org.uk](mailto:beverley.jackson@english-heritage.org.uk)

Enclosure: List of documents received



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



2012

# ENGLISH HERITAGE

NORTH WEST REGION

## List of documents received by English Heritage

288-290 CLIFTON DRIVE SOUTH & MUNICIPAL BUILDINGS, LYTHAM ST ANNES,  
FY8 1LH  
Application No 10/0681 & 0682

List of Documents - as per your notification of 21 February 2011



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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ENGLISH HERITAGE  
NORTH WEST REGION

Mr Mark Evans  
Fylde Borough Council  
Town Hall  
LYTHAM ST ANNES  
Lancashire  
FY8 1LW

Direct Dial: 0161 242 1414  
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Our ref: **W**: L00098519

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**Recommendation**

**This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.**

If you would like further advice on this application, please contact us to explain your request. Please re-consult us if there are material changes to the proposals. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

**Beverley Jackson**  
Casework Assistant  
E-mail: [beverley.jackson@english-heritage.org.uk](mailto:beverley.jackson@english-heritage.org.uk)

Enclosure: List of documents received



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2 of 2



ENGLISH HERITAGE  
NORTH WEST REGION

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FY8 1LH  
Application No 10/0681 & 0682**

List of Documents - as per your notification of 21 February 2011



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Direct Line 01925 678304  
 Direct Fax  
 Lesley.Johnson@uuplc.co.uk

Planning Support Team  
 Fylde Borough Council  
 Town Hall St Annes Road West  
 Lytham St Annes  
 FY8 1LW

**Your ref** 10/0681  
**Our ref** DC/11/893  
**Date** 28-MAR-11

Dear Sir/Madam ,

**Location : 288-290 Clifton Drive South Lytham St Annes**  
**Proposal : demolition and erection of new blgs and change of use to form a2 floorspace and 14 residential units**

Thank you for your planning consultation of 21 February 2011.

This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have no objection to the proposal provided that the following conditions are met: -

- United Utilities endorse the key objectives of PPS25 and seek to use the opportunities offered by new development to reduce the causes and impacts of flooding and to this extent require the following parameters to be used in calculating the maximum surface water discharge from the proposed development.
- The developer must demonstrate the actual impermeable area of the existing site drainage which connects at present to the public sewerage system. The existing "Greenfield" run-off from the site is to be calculated based on 25 mm/hr for the existing impermeable area and this flow figure is to be the maximum allowable pass forward flow to the public sewerage system. This can be distributed through multiple outfalls to mimic the on site existing connection points.
- Highway drainage surface water flows are to be included in this total figure. 1 in 30 year storm discharges are not to exceed this figure and controlled by a flow control device if required when simulated against a surcharged outfall
- The connection of highway drainage from the proposed development to the public wastewater network will not be permitted.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficiency products can be found at Water wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the following water efficiency activities:

Installing the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type. Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot. Utilising drought resistant varieties of trees, plants and grasses when landscaping. Install water efficient appliances such as dishwashers, washing machines.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) 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.

Please note that a copy of these comments has been forwarded to the applicant/agent.

Yours faithfully

Lesley Johnson  
United Utilities  
Asset Protection

Built Environment Manager  
Fylde Borough Council  
Town Hall  
South Promenade  
Lytham St Annes  
FY8 1LW

Tel (01524) 753321  
Fax (01524) 753345  
Email customerservicenorth@lancashire.gov.uk  
  
Your ref 10/0681  
Our ref ES/AN/T&D/D5/10/0681/WT/BN  
Date 24 March 2011

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
DEMOLITION WORKS, THE ERECTION OF BUILDINGS AND CHANGE OF USE TO  
FORM 285M2 OF A" FLOOR SPACE, 420M2 OF A2/A3 FLOOR SPACE AND 14  
RESIDENTIAL UNITS (APARTMENTS)  
288-290 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH**

I refer to your consultation dated 21 February 2011 in respect of the above application.

The development involves property numbers 288-294 which are to be redeveloped into A2/A3 and C3 use classes. The proposed combined internal gross floor area of the A2/A3 use classes is 735m<sup>2</sup> and the residential development comprises 1no. 1-bedroom flat and 13no. 2-bedroom flats. The applicant provides no completed accessibility questionnaire but seems to have based all estimation on the area being of high accessibility. Our assessment however shows that the site is located in an area of medium accessibility with a score of 23 for the non residential use and 34 for the residential use.

A total of 30 car parking spaces are proposed - 21 for residential use, 3 for mobility use and the rest presumably for the A2/A3 use development. The calculation below shows that more parking spaces will be required than proposed.

A2/A3 use classes (using baseline standard of 1:41 per gross floor area) - medium accessibility) =  $735/41 = 18$  parking spaces

Residential (C3) use = 1 parking space for 1 bedroom flat = 1 x 1 proposed = 1 space  
1.5 parking spaces for 2 bedroom flat = 1.5 x 13 proposed = 20 spaces

Therefore, the total number of parking spaces required =  $18 + 21 = 39$

Despite the shortfall, objection to the application on the basis of car parking provision in this area will possibly be unsustainable.

Cycle parking spaces are proposed on a scale 1:1 which is acceptable; however, the cycle storage area appears not to have been centrally located and out of 'reach' of some areas of the development. Likewise, the mobility spaces seem confined to only the residential aspect of the development without much provision for the other half of the

development. To facilitate ease of access for the disabled, it is recommended that the bays be relocated as closely as possible to the entrances to the premises.

Though not stated, I am assuming that the existing vehicle access to the development will be improved to accommodate the number of cars that are to use the development.

With the proposed combined A2/A3 use of 735m<sup>2</sup> gross floor area and a residential use of 14no. 1-2 bedrooms, the development is above the threshold for a developer contribution as set out in the Planning Obligations in Lancashire Policy document. Given that the development will impact on traffic on the highway network, the developer will be required to make a contribution to wider transport measures. This is in line with the policy document which calls for planning obligation to be requested taking into account what is reasonable in terms of the scale of the development and its impact.

I have therefore calculated this contribution as follows, using accessibility scores of 23 and 34.

A2 use class = 285m<sup>2</sup>  
A3 use class = 420m<sup>2</sup>  
= 705m<sup>2</sup>, but total gross new internal floor space proposed = 735m<sup>2</sup>

Therefore, A2/A3 use classes (score of 23) =  $\frac{\pounds 21,600 \times 735}{1000} = \pounds 15,876$   
Residential use (score of 34) = 14 units x £730 = £10,220  
Therefore, total contribution required = £26,096

The contribution will be in a form of site specific works to improve the existing bus stop outside the development in Clifton Drive South to Quality Bus Standard with shelter and raised kerb etc.

This scheme, considered essential for the proposed development is to be carried out by Section 278 of the Highways Act 1980. The cost of the bus stop upgrade is estimated at £10,000.

It is recommended that the remainder of the contribution (£16,096) should be used to fund an upgrade of a section of the combined cycle lane/footway along the Promenade from the Pier up to Fairhaven Road which is considered highly desirable for the development.

Overall, I would not object to the proposal with the above improvements and recommendations, however, the following Highway Conditions and Advice Notes shall apply to the proposal.

**Conditions:**

- No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
- No part of the development hereby approved shall be occupied or opened for business until the approved scheme referred to in the Condition above has been constructed and

completed in accordance with the scheme details. Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- No part of the development shall be occupied or brought into use until the car parking areas shown on the approved plan(s) have been provided in full and are available for use. The car parking areas shall thereafter be kept available for the parking of cars at all times. Reason: In the interests of highway safety and convenience.
- No part of the development shall be occupied until the cycle storage provision indicated on the approved plans has been provided in full and are available for use. The facilities shall be retained at all times thereafter. Reason: To encourage sustainable transport modes.
- The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads. Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

#### **Advice Note**

- The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
- The proposal will require the applicant to enter into a s278 Agreement with Lancashire County Council as Highway Authority

Yours faithfully,



Engineer  
Traffic & Development