



MINUTES

Planning Committee

Date:	Wednesday, 7 December 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Frank Andrews, Tim Armit, Alan Clayton, Jayne Nixon, David O'Rourke, Ray Thomas, Stan Trudgill.
Officers Present:	Mark Evans, Andrew Stell, Rob Buffham, Chris Gallagher, Clare Lord, Andrew Rayner, Carly Smith, Lyndsey Lacey-Simone.
Members of the Public:	6 members of the public attended the meeting.

Public Speaking at Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited the members of the public who had registered to speak on planning application nos: 22/0525 and 22/0669 to address the Committee at the relevant part of the meeting.

Procedural Items

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 9 November 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council Procedure Rule 24:

Councillor Frank Andrews substituted for Councillor Gavin Harrison

Councillor Alan Clayton substituted for Councillor Linda Nulty.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. A copy of the Late Observations Schedule was circulated prior to the meeting.

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

5. Fylde Council Tree Preservation Order 22/0003: Land North of Mill Lane, Elswick PR4 3ZH

The Chairman invited Andrew Rayner (Trees and Arboriculture Officer) and Mark Evans (Head of Planning) to present the report.

Following consideration of the comments received during the consultation of the Order, members of the Committee were invited to confirm Fylde Council Tree Preservation Order 22/0003: Land North of Mill Lane, Elswick PR4 3ZH

Included as appendices to the report were: Tree Preservation Order 22/0003 Land North of Mill Lane, Elswick, PR4 3ZH and a letter of objection.

It was RESOLVED: to confirm Tree Preservation Order 22/0003: Land North of Mill Lane, Elswick PR4 3ZH without modification.

Information Item

6. List of Appeals Decided

The information report provided details of appeal decision letters that had received between 22 October and 25 November 2022.

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Planning Committee Minutes - 7 December 2022

Item Number 1

Application No:	22/0525	Application Type:	Full Planning Permission
Applicant:	Mr Bruce Johnson	Agent:	Fraser Lobley
Location:	SMITHY COTTAGE KIRKHAM ROAD TREALES ROSEACRE AND WHARLES PRESTON LANCASHIRE PR4 3SD		
Proposal:	RESIDENTIAL DEVELOPMENT OF FOUR DWELLINGS WITH ASSOCIATED INFRASTRUCTURE		
Ward:	Newton with Treales	Parish:	Treales, Roseacre and Wharles

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Drawing no. 18 0521 OP 03
- Proposed Site & Planting Layout - Drawing no. SP/BJ/8011R5
- Proposed Floor Plans & Elevations (Plot1) - PL/0221/BJ002 Rev 3
- Proposed Floor Plans & Elevations (Plot2) - PL/0221/BJ201 Rev 3
- Proposed Floor Plans & Elevations (Plots 3 & 4) - PL/0221/BJ0025 Rev 2
- Finished Floor Levels - Drawing no. TO/BJ/7001
- Proposed Highway Works - Drawing no. D3256-H-01 Rev P1
- Transport Management Plan - Drawing no. CN/BJ/1091

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Planning Committee Minutes - 7 December 2022

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. No above ground works of development shall take place until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. SP/BJ/8011R5 shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, after the development is substantially completed. The additional trees identified on drawing no. SP/BJ/8011R5 shall be planted in accordance with BS8545:2014 and be of a minimum heavy standard 12 - 14 cm girth, taken at 1 metre up from root flare of the main stem, and a minimum height when planted of 3.5 metres or greater.

The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Planning Committee Minutes - 7 December 2022

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

6. No development shall take place until a scheme for existing tree protection measures (to be implemented during the construction period) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837:2012) to be formed around the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

Details of any excavation to take place within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are shown to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1 and GD7.

7. No clearance of any vegetation and/or demolition of buildings (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

8. None of the dwellings hereby approved shall be first occupied until details of the height, design, materials and finish of boundary treatments for each plot (the siting and type of which is shown on Drawing no. SP/BJ/8011R5) have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before each associated dwelling is first occupied, and shall be retained as such thereafter.

Planning Committee Minutes - 7 December 2022

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the finished building floor levels for each plot shown on drawing no. TO/BJ/7001

Reason: To ensure a satisfactory relationship between the proposed development and surrounding buildings, and between the approved dwellings, in the interests of ensuring a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. The development hereby approved shall be carried out in full accordance with the details contained within the submitted Construction Management Plan (prepared by 'Build & Design Construction Planning and Management Services, and received by the LPA on 21 November 2022)

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

11. The site access and parking areas for each plot shall be constructed in accordance with the details shown on the approved Proposed Site Layout (Drawing no. SP/BJ/8011R5) and the approved Proposed Highway Works (Drawing no. D3256-H-01 Rev P1). The site access and parking areas indicated for each dwelling shall be available for use prior to the first occupation of any approved dwelling, with those areas thereafter retained available for the parking of motor vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay of the site access onto Kirkham Road shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic, to achieve a satisfactory standard of engineering works in the interests of highway safety, and to ensure the provision of adequate off street parking in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved for plots 1 and 2 (as shown on the approved site layout) shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouses is maintained and to safeguard the amenities of the

Planning Committee Minutes - 7 December 2022

occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4, GD7 and H7.

13. No later than one month following the date of the first occupation of the final dwelling hereby approved the entire area of the construction compound (including contract parking, site office, storage areas, and general circulation areas) indicated on the approved Construction Management Plan shall be reinstated and returned to support its existing lawful use in accordance with a scheme of remediation that has been submitted to and approved in writing by the Local Planning Authority in advance.

Reason: To ensure that the construction compound area is suitably restored on completion of the development to reflect the rural character of the area and the requirements of Policy GD4 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review)

Informative(s)

1. Highway Work Informative

Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section 38 and/or section 278 Agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works to be carried out within the adopted highway.

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

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

Planning Committee Minutes - 7 December 2022

Item Number 2

Application No:	22/0645	Application Type:	Full Planning Permission
Applicant:	DEFENCE INFRASTRUCTURE ORGANISATION	Agent:	PLANNING ARCADIS
Location:	WEETON CAMP SINGLETON ROAD WEETON WITH PREESE PRESTON LANCASHIRE PR4 3JQ		
Proposal:	DEMOLITION OF EXISTING ACCOMODATION BLOCK (BUILDING 12) AND CONSTRUCTION OF A 3 STOREY BLOCK OF 69 NO. SINGLE LIVING ACCOMMODATION UNITS (BEDROOM AND ENSUITE FACILITIES, WITH COMMUNAL KITCHEN, DINING AND LOUNGE ARRANGEMENTS), INCLUDING ROOF MOUNTED SOLAR PANELS, DETACHED BIN STORE, BIKE STORE, SHELTER, EXTERNAL PLANT BUILDING AND ASSOCIATED SOFT AND HARD LANDSCAPING.		
Ward:	Staining and Weeton	Parish:	Weeton with Preese

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan drawing no. A-000001 revision P03
- Demolition Site Plan drawing no. A-000104 revision P03
- Proposed Site 1 Block Plan drawing no. A-000102 revision P03
- Building 1 GA Elevations drawing no. A-003110 revision P06
- Typical Strip Section Sheet 1 drawing no. A-00250 revision P04
- Building 1 GA Plan Ground Floor drawing no. A-001110 revision P07
- Building 1 GA Plan First Floor drawing no. A-001111 revision P07
- Building 1 GA Plan Second Floor drawing no. A-001112 revision P07
- Building 1 GA Plan Roof drawing no. A-001113 revision P06
- Building 1 GA Sections drawing no. A-002110 revision P04
- GA Plans and Elevations - External Bin/Bike/Store/Shelter & Ext. Plant drawing no. A-003111 revision P01

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the

Planning Committee Minutes - 7 December 2022

policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Demolition of building 12 (including the removal of any bases and foundations, and removal of material from site) as indicated on the Demolition Site Plan drawing no. A-000104 revision P03 shall be undertaken within 3 months of the first occupation of the single living accommodation block hereby approved.

Reason: This permission is issued on the basis that the net increased amount of developed footprint at Weeton Barracks is minor due to the demolition of Building 12, thereby minimising urbanisation of this countryside location in accordance with Policies GD4 and GD5 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and the National Planning Policy Framework.

4. No above ground works of development shall take place until details of finished floor levels for the buildings, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

5. Notwithstanding the submitted details, prior to any works above slab level, confirmation of the external construction materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in construction of the development.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before the development hereby approved is first occupied a soft landscaping scheme for the development, including area of demolition, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs.

The duly approved soft landscaping scheme associated to construction of the single living accommodation block shall be carried out during the first planting season after the development is first occupied and those areas which are landscaped shall be retained as landscaped areas thereafter.

The duly approved soft landscaping scheme associated to demolition of Building 12 shall be carried out during the first planting season following demolition of Building 12 and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Planning Committee Minutes - 7 December 2022

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

7. Demolition of Building 12 shall not be undertaken until the Local Planning Authority has been provided with one of the following, and has confirmed in writing that it addresses the relevant legislation and policy requirements:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising that the specified activity/development can proceed, or,

- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Reason: To ensure that the development does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

8. The development hereby approved shall not be occupied until a Biodiversity Enhancement Plan (BEP) has been submitted to and approved in writing by the Local Planning Authority. The BEP shall include the incorporation of the following biodiversity enhancement measures, including details of their number, location and specification, into the development and a timetable for their provision:

- The installation of bat boxes.
- The installation of bird boxes to existing trees.

The duly approved BEP shall thereafter be implemented in full accordance with the details and timetable contained therein.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

9. Unless otherwise agreed in writing by the Local Planning Authority, construction of the development hereby approved shall be undertaken in complete accordance with the measures identified in paragraphs 4.3 (recommended mitigation) of the Preliminary Ecological Appraisal Report (Arcadis, ref: 5-D12-D2L2, dated: November 2021).

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

10. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a

Planning Committee Minutes - 7 December 2022

scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

11. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:

- a) hours and days of work for site preparation, delivery of materials and construction;
- b) areas designated for the loading, unloading and storage of plant and materials;
- c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- d) arrangements for the parking of vehicles for operatives and visitors;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to control the emission of dust and dirt during the construction period;

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

12. Prior to commencement of the development hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Planning Committee Minutes - 7 December 2022

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with policies CL1 and CL2 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and the National Planning Policy Framework.

13. No development shall take place until a scheme for the management of surface water and pollution prevention during the construction period has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

- a) Measures taken to ensure surface water flows are retained on-site during the construction period and, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate.
- b) Measures taken to prevent siltation and pollutants from the site entering into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall thereafter be carried out in accordance with the duly approved scheme for the entirety of the construction period.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during the construction phase in order that it does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact existing or proposed water bodies in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1, CL2 and GD9, and the National Planning Policy Framework.

14. Prior to occupation of the development hereby approved, a Surface Water Verification Report shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme discharged by condition 10 (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing.

Reason: To ensure that agreed surface water design is implemented so that the development is not at risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

15. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;

Planning Committee Minutes - 7 December 2022

- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained in accordance policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

16.If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; and archaeological sites and ancient monuments.
- c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with policy GD9 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

17.The development hereby approved shall not be occupied until the roof mounted solar panels have been constructed and are operational.

Reason: To actively support and encourage the use of renewable energy within new development, in accordance with Policy CL3 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

Planning Committee Minutes - 7 December 2022

Informative(s)

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

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

2. Habitat Regulation Assessment Adoption

In issuing this decision the local planning authority has had regard to the document titled 'Weeton Barracks Habitat Regulations Assessment Screening' (Arcadis, ref: 6-D13-D3L3 revision 01, dated: July 2022) and the comments from Natural England in their letter dated 22nd September 2022 confirming that they are in agreement with the conclusions in the Habitat Regulations Assessment Screening report that the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of the Liverpool Bay Special Protection Area (SPA), Ribble and Alt Estuaries SPA, Ramsar site and Site of Special Scientific Interest, nor would it damage the interest features for which those sites have been notified.

In order to fulfil its duty as a Competent Authority in accordance with the requirements of regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned Habitat Regulations Assessment by 'Arcadis' as part of its decision.

3. Protected Species Safeguarding

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

4. Unexploded Ordnance Informative

The applicant is referred to the submitted Phase 1 Unexploded Ordnance report (Zetica-uxo, ref: P10963-21-R7, dated 15/09/2022) which confirms that If additional comfort is required, a UXO awareness briefing can be provided to staff involved in excavation works to ensure that appropriate action is taken in the event of a suspect find.

Planning Committee Minutes - 7 December 2022

Item Number 3

Application No:	22/0668	Application Type:	Full Planning Permission
Applicant:	James Edward Harrison	Agent:	MRS DAWN HARE
Location:	LAND REAR OF 66 MARSDEN STREET KIRKHAM PRESTON LANCASHIRE PR4 2TH		
Proposal:	RESIDENTIAL DEVELOPMENT OF 4No. DWELLINGS FOLLOWING DEMOLITION AND REMOVAL OF ALL BUILDINGS AND STRUCTURES.		
Ward:	Kirkham South	Parish:	Kirkham

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - supplied by 'Buy A Plan', scale 1:1250 and dated 18 March 2022
- Proposed Site Plan (Scheme C) - Drawing no. 2022-1603-06c
- Proposed Elevations (Proposal C) - Drawing no. 2022-1603-07b
- Proposed Ground Floor Plans (Proposal C) - Drawing no. 2022-1603-08b
- Proposed First Floor Plans (Proposal C) - Drawing no. 2022-1603-09b

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 of this permission and in the submitted application form.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Planning Committee Minutes - 7 December 2022

4. Prior to the commencement of any development hereby approved details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 [plans] of this permission, prior to the commencement of any development hereby approved a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

6. The private vehicle parking areas indicated for each dwelling on the approved site plan listed in condition 2 of this permission shall be constructed and made available for use as vehicle parking before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Planning Committee Minutes - 7 December 2022

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies T5 and GD7, and the National Planning Policy Framework.

7. No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
 - a) a survey of the extent, scale and nature of contamination;
 - b) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; and archaeological sites and ancient monuments.
 - c) where necessary, an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report confirming its implementation shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD9 and the National Planning Policy Framework.

8. Before the dwelling identified as Plot 1 on drawing no. 2022-1603-10a is first occupied the first floor landing window shown on the west facing side elevation of the plot 1 dwelling shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

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

9. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: To prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for future occupiers of the dwelling is maintained and to safeguard the amenities of

Planning Committee Minutes - 7 December 2022

the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

Informative(s)

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

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

Item Number 4

Application No:	22/0669	Application Type:	Full Planning Permission
Applicant:	MR THOMAS PICKERVANCE	Agent:	MRS MELANIE LAWRENSON
Location:	NEW HALL FARM ROSEACRE ROAD TREALES ROSEACRE AND WHARLES PR4 3XE		
Proposal:	FORMATION OF EARTH BANKED SLURRY LAGOON INCLUDING ASSOCIATED PERIMETER BUNDING AND STOCK PROOF FENCING (RETROSPECTIVE APPLICATION)		
Ward:	Newton with Treales	Parish:	Treales, Roseacre and Wharles

Decision

Granted

Conditions

1. This permission relates to the following plans:
 - Location plan - co-ordinates 343936 435930
 - Proposed site plan - Drawing no. ML/TP/6125
 - Proposed elevation and cross section plan - Drawing ML/TP/6123

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

Planning Committee Minutes - 7 December 2022

Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number 5

Application No:	22/0691	Application Type:	Full Planning Permission
Applicant:	MR & MRS FORSHAW	Agent:	MR BEN JURIN
Location:	MILL COTTAGE STAINING OLD ROAD STAINING BLACKPOOL LANCASHIRE FY3 0BQ		
Proposal:	CHANGE OF USE OF LAND TO THE SIDE AND REAR OF MILL COTTAGE AND LAND TO THE REAR OF WINDHOEK TO FORM EXTENSION TO PRIVATE GARDEN INCLUDING FORMATION OF GATED VEHICLE ACCESS TO MILL LANE IN CONNECTION WITH PRIVATE EQUESTRIAN USE - RETROSPECTIVE APPLICATION		
Ward:	Staining and Weeton	Parish:	Staining

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location plan Drawing no. SP.LP.01 REV. G
- Proposed site plan Drawing no. SP.02 REV. G

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

2. Notwithstanding the provisions of Schedule 2, Part 1, Classes E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the land within the red edge

Planning Committee Minutes - 7 December 2022

(shown on drawing no. SP.02 REV. G) hereby approved shall not be extended, and no buildings or structures shall be erected within it.

Reason: The change of use has been permitted within a Green Belt Area on the basis that the extended curtilage would have no greater impact on the function and purposes of designating land within the Green Belt in comparison to the existing development. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of outbuildings within garden of the dwelling in order to ensure that such development would not undermine the function and purposes of the Green Belt in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD2.

Informative(s)

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

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

Item Number 6

Application No:	22/0777	Application Type:	Full Planning Permission
Applicant:	ENGLANDS	Agent:	MR RUSSELL ADAMS
Location:	MOSS SIDE FARM LYTHAM ROAD WESTBY WITH PLUMPTONS LYTHAM ST ANNES LANCASHIRE FY8 4NB		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND FOR USE AS DOG EXERCISE AREA WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES.		
Ward:	Warton and Westby	Parish:	Westby with Plumptons

Decision

Granted

Conditions

1. This permission relates to the following plans:
 - Location Plan - Drawing no. B15-1559-03
 - Proposed Site Plan - Drawing no. B22-2875.02 Rev B

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Planning Committee Minutes - 7 December 2022

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

2. The use hereby approved shall relate to the use of Field 1 and Field 2 as identified on the site plan listed in condition 2 of this planning permission only. and shall relate to the use of these areas for the exercise of dogs only.

Other than on Breed Social Days as set out below, these areas shall only be available for Standard Use between the hours of:

7.30 – 18.30 Monday to Friday

8.00 – 17.00 Saturday, Sunday and Bank Holidays

During these Standard Use times there shall be no more than 1 owner using each field, with a maximum of 6 dogs being exercised at that visit by each owner.

The Breed Social Days shall only occur on Sundays and shall not occur on more than one Sunday in each calendar month. At a Breed Social Day even multiple owners may attend, but there shall be no more than 25 dogs in attendance at any one time and these shall only be exercised in one of the two fields authorised by this planning permission at any one Breed Social Day.

Reason: To provide appropriate control over the operation of the use in terms of its scale and timings to limit the potential for noise generation from the use that could have a harmful impact on the amenity of the occupiers of surrounding residential properties, and to ensure suitable parking provision is made for customer visits in the interests of highway safety. These requirements are to ensure compliance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the NPPF.

3. All owners attending the site by vehicle for Standard Use visits shall park in the respective parking areas for Field 1 and Field 2 only.

Reason: To ensure that vehicle parking is undertaken in as close a proximity to the exercise areas as possible and so minimise the potential for safety risks to occur and conflict with the lawful operation of the other premises on Moss Side Farm. This is to ensure compliance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and NPPF.

4. Within one month of the date of this planning permission signage shall be installed at an appropriate location alongside the internal access route through Moss Side Farm site and adjacent to the parking areas for Field 1 and Field 2 to highlight the availability of parking associated with the use hereby approved. This signage scheme shall remain in place at all times that the use hereby permitted is undertaken at the site.

Reason: To highlight the locations of the parking for the use to visitors, and so to reduce the potential conflict between vehicles visiting the site for this use and the vehicle uses on the wider Moss Side Farm site. This is to accord with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Planning Committee Minutes - 7 December 2022

5. Unless an alternative scheme for waste management has first been submitted to and approved in writing by the Local Planning Authority, the waste management and procedures as set out within the 'Management Control' Statement (as amended) and as shown on proposed site plan - Drawing no. B22-2875.02 Rev B shall be implemented at all times that the use hereby approved is undertaken.

Reason: To ensure that the development does not rise to any public environmental health concerns in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework for waste.

Informative(s)

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

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

Item Number 7

Application No:	22/0785	Application Type:	Full Planning Permission
Applicant:	Mr David W Eyre	Agent:	Abbot Hull Associates
Location:	REAR OF 52 KIRKHAM ROAD NORTH OF BYPASS FRECKLETON PRESTON LANCASHIRE PR4 1HT		
Proposal:	SINGLE STOREY EXTENSION TO EXISTING UNIT No. 2 TO PROVIDE STORAGE SPACE (CLASS B8)		
Ward:	Freckleton East	Parish:	Freckleton

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Drawing no. 22130_LOC

Planning Committee Minutes - 7 December 2022

- Proposed Plans, Elevations and Site Plan - Drawing no. 22130_110 Rev A

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used on the external surfaces of the development shall match those of the existing building in terms of type, colour, texture and scale.

Reason: To ensure the use of appropriate materials which are compatible with the character of the host building and the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the extension and premises to which it relates shall only be used for purposes within Class B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 and for no other purpose.

Reason: To ensure that the future use of the premises is limited to one which can be carried out without creating potentially harmful impacts on the amenity of neighbouring residents, and to minimise the potential for the operation of the premises to create unacceptable risk to highway safety at the junction with Kirkham Road. These highway safety concern would occur were there to be an increase in the scale vehicle movements to the site as the restricted width of the site access to Kirkham Road would make access by large vehicles harmful to highway safety, and the restricted width of the site itself ensures that they would not be able to safely turn within the site. Highway safety concerns would also occur were there to be an increase in the volume of vehicle movements as the restricted width of the site access to Kirkham Road prevents vehicles being able to pass at that entrance and so creates potential conflicts with the free flow of vehicles on Kirkham Road. Accordingly this condition is required to satisfy the requirements of Policy GD7 Fylde Local Plan to 2032 (incorporating Partial Review), relating to the need for the site access to operate safely, and the National Planning Policy Framework.

5. The development hereby approved shall not be brought into use until the vehicle parking, servicing and manoeuvring areas indicated on the site plan listed in condition 2 of this planning permission are laid out and made available for use. These areas shall be retained as being available for their designated purpose at all times thereafter.

Reason: To ensure that adequate provision is made for vehicle parking, servicing and manoeuvring in the interests of highway safety and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.