



MINUTES

Planning Committee

Date:	Wednesday, 7 November 2018
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice - Chairman) Councillors Jan Barker, Julie Brickles, Michael Cornah, Neil Harvey , Jayne Nixon, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas
Other Members Present:	Councillor Cheryl Little, Councillor David Donaldson
Officers Present:	Ian Curtis, Andrew Stell, Matthew Taylor, Clare Lord, Julie Glaister, Stephanie Shone, Lyndsey Lacey- Simone
Members of the Public:	Approx 22 members of the public were in attendance during the course of the day

Councillor Jayne Nixon

At the commencement of the meeting, the Chairman welcomed Councillor Jayne Nixon (newly appointed member of the committee) to the meeting.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 10 October 2018 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 23(a):

Councillor Julie Brickles for Councillor Kiran Mulholland.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

Further to the request of five members, a Recorded Vote was taken on the proposal (moved by Councillor Richard Redcliffe and seconded by Councillor Michael Cornah) to approve planning application 18/0302 relating to Lowther Pavilion, Lowther Gardens Site, West Beach, Lytham, incorporating the revised and additional condition as set out in the Late Observation Schedule. The voting was as follows:

For approval of the application: (7) Councillors Trevor Fiddler, Richard Redcliffe, Michael Cornah, Neil Harvey, Jayne Nixon, Sandra Pitman, Ray Thomas.

Against approval of the application: (5) Councillors Jan Barker, Julie Brickles, Linda Nulty, Liz Oades, Heather Speak.

Abstentions: (0)

During the course of debate on planning application no 18/0489 relating to land adjacent to Little Tarnbrick Farm, Blackpool Road, Kirkham, members requested that the Chief Executive at Fylde write to the Chief Executive of Lancashire County Council expressing the Committee's disappointment at the perceived inaction of the County in bringing forward various public transport, pedestrian connectivity, education and other infrastructure works associated with planning permissions that are currently being implemented in the borough in accordance with the agreed timescales.

(Councillors Michael Cornah, Linda Nulty and Richard Redcliffe were not in attendance at the meeting during the discussion and voting on planning application nos: 18/0568, 18/0586, 18/0618, 18/0646, 18/0752 and items 5, 6 and 7 on the main agenda)

(Councillors Jan Barker, Julie Brickles, Linda Nulty, Liz Oades and Heather Speak requested that their names be recorded as having voted against the approval of planning application no: 18/0186 relating to Ream Hills Farm, Mythop Road, Weeton with Preese)

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 2018.07: Whitethorn Mews, Lytham St Annes FY8 3XE

Further to the report presented to the committee on this matter, it was RESOLVED to confirm Tree Preservation Order 2018.07 relating to Whitethorn Mews, Lytham St Annes.

6. Substitute Vacancy- Planning Committee

It was RESOLVED: That in accordance with Standing Order 23(c) of the Rules of Procedure, Councillor Chris Dixon be appointed to fill the vacancy as a substitute member of the Planning Committee.

Information Items

7. List of Appeals Decided

There were no appeal decisions.

Fylde Borough Council copyright [2018]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Planning Committee Minutes

07 November 2018

Item Number: 1

Application Reference:	18/0186	Type of Application:	Change of Use
Applicant:	Ream Hills Leisure Park Ltd.	Agent :	CFM Consultants Ltd
Location:	REAM HILLS FARM MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR4 3NB		
Proposal:	CHANGE OF USE FROM EXISTING FARMHOUSE (WITH AGRICULTURAL TIE) TO 7 NO. HOLIDAY APARTMENTS AND 1 NO. MANAGER'S FLAT (ASSOCIATED WITH OPERATION OF HOLIDAY / LEISURE SITE), AND CONVERSION OF THE DOUBLE GARAGE TO AN AGRICULTURAL WORKER'S ACCOMMODATION (ASSOCIATED WITH THE AGRICULTURAL DEER RAISING OPERATION)		

Decision

Change of Use:- Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Location Plans - Dwg no's RH/04516/001 and RH/04516/002
- Proposed Site Plan - Dwg no. RH/04516/006 Rev A
- Proposed Elevations - Dwg no. RH/04516/008
- Proposed Floor Plans - Dwg no. RH/04516/006 Rev A

Reason: To provide clarity to the permission.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the conversion of the dwellings hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in accordance with the requirements of policy GD7 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

- 4 The 11 No. car parking spaces indicated on the approved proposed site plan (dwg no. RH/04516/006 Rev A) shall be marked out in accordance with the details shown on the approved plan and made available for use before any of the apartments hereby approved are first occupied, and shall be retained as such thereafter.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of future occupiers in accordance with the requirements of policy T5 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

- 5 The occupation of the apartment created by the conversion of the attached garage (indicated as 'agricultural worker's dwelling on the approved drawing RH/04516/007 Rev A) shall be limited to a person solely or mainly working, or last working in the locality in agriculture (as defined in Section 336 [1] of the Town and Country Planning Act 1990) or in forestry (including any dependants of such a person residing with him/her), or a widow or widower of such a person.

Reason: To ensure that appropriate accommodation is retained to meet the needs of the ongoing deer raising operation at Ream Hills or other agricultural/forestry operations within the locality of the site, as the site is within an area where residential development for purposes other than the essential requirements of agriculture, or forestry, is not normally permitted in accordance with policies GD4 and H6 of the Fylde Council Local Plan to 2032.

- 6 The occupation of the ground floor Manager's Flat (indicated as 'manager's flat' on the approved drawing RH/04516/007 Rev A) shall be limited to a person solely employed in a management role associated with the operation of the holiday site development at Ream Hills (including any dependants of such a person residing with him/her).

Reason: To ensure that appropriate accommodation is retained to meet the needs of the operation of the holiday site development at Ream Hills as the site is within an area where residential development for other purposes may not be in accordance with policies GD4 and H6 of the Fylde Council Local Plan to 2032.

- 7 The apartments hereby granted by this permission (annotated as Flats 1 through to 7 on the approved drawing RH/04516/007 Rev A) shall be used for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to policies M1, GD4, and H6 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 8 The owners/managers of the approved holiday apartments shall maintain a register of names of all owners/occupiers of individual apartments and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to Policies M1, GD4 and H6 of the Fylde Council Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 That the apartment created by the conversion of the attached garage (indicated as 'agricultural worker's dwelling' on the approved drawing RH/04516/007 Rev A) shall be undertaken and occupied by a rural worker meeting the requirements of condition 5 of this planning permission prior to the first use of any of the holiday apartments (indicated as Flats 1 to 7 on that plan). Thereafter, the use of these Flats shall only be undertaken when the attached agricultural worker's dwelling is being occupied for its lawful purpose.

Reason: To ensure the appropriate provision and retention of a rural workers dwelling on site to support the active agricultural activity undertaken in accordance with Policies GD4 and H6 of the Fylde Council Local Plan to 2032 and the aims of the National Planning Policy Framework.

Item Number: 2

Application Reference:	18/0302	Type of Application:	Full Planning Permission
Applicant:	Lowther Gardens (Lytham) Trust	Agent :	Creative SPARC Architects
Location:	LOWTHER PAVILION, LOWTHER GARDENS SITE, WEST BEACH, LYTHAM ST ANNES, FY8 5QQ		
Proposal:	ALTERATIONS AND EXTENSION OF EXISTING PAVILION BUILDING, INCLUDING A TWO STOREY EXTENSION TO THE EAST TO FORM A FIRST FLOOR RESTAURANT WITH EXTERNAL ROOF TERRACE, AN EXTENSIONS TO THE WEST OF THE BUILDING TO FORM AN EDUCATION CENTRE AND STUDIO THEATRE, TIMBER CLADDING AND GLAZING TO EXISTING ELEVATIONS, RECONFIGURATION OF EXISTING CAR PARK TO PROVIDE 70 SPACES, NEW PEDESTRIAN ACCESS, ASSOCIATED SOFT AND HARD LANDSCAPING WORKS AND DEMOLITION OF EXISTING PUBLIC TOILETS, STORAGE BUILDING AND AVIARY STRUCTURE.		

Decision

Full Planning Permission:- Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Location Plan - SPARC drawing 16-01 PL01
- Proposed Layout Plan Pavilion- SPARC drawing 16-06
- Proposed Layout Plan Extension - SPARC drawing 16-07
- Proposed Elevations Overall - SPARC drawing 16-09
- Proposed Elevations Pavilion - SPARC drawing 16-10
- Proposed Elevations Extension - SPARC drawing 16-11
- Arboricultural Impact Plan - SPARC drawing 16-14
- Bin Store drawing 16-01 PL16
- Outdoor class room section drawing 159.3.02
- Landscape proposals ReLandscape
- Landscaping layout plan 159.3.01

Supporting Reports:

- Design and Access and Heritage Statement by SPARC 09/04/18
- Arboricultural Constraints Appraisal by Bowland Tree Consultancy Ltd January 2018

Reason: To provide clarity to the permission.

- 3 That prior to the commencement of the works a detailed phasing plan shall be submitted to

confirm the number of phases of work that are to be undertaken and the extent of works within each phase. This plan shall identify measures to be implemented to ensure that the works within each phase ensure that key facilities within and around the site are maintained, with these details including:

- a) Access arrangements to the Gardens by pedestrians during and post-construction on each phase
- b) Access arrangements to the Pavilion by pedestrians during and post-construction on each phase
- c) Access arrangements to the site by visitor vehicles during and post-construction on each phase
- d) Access arrangements to the site by construction traffic during construction on each phase
- e) Access arrangements to the Gardens by service vehicles during and post-construction on each phase
- f) Access arrangements to the Pavilion by service vehicles during and post-construction on each phase
- g) The provision of adequate and appropriately designed parking areas for all users during and post-construction on each phase
- h) The retention of a public toilet facility during and post-construction on each phase
- i) The extent of any works to existing and proposed landscaping within each phase.

Reason: To ensure that the development is undertaken in a coordinated manner that provides certainty that Lowther Pavilion and Lowther Gardens will continue to function appropriately through the development given their important role to the local tourism economy and to respect the character of the conservation area. This is in accordance with Policies EC6 and ENV5 of the Fylde Local Plan to 2032.

- 4 Prior to the commencement of any development full details of the proposed signage for the car park, pedestrian access and HGV delivery entrance shall be submitted and approved in writing by the Local Planning Authority, with the details including a phasing for when these signs are to be installed. These signs shall be erected in accordance with that phasing and then retained thereafter.

Reason: To avoid conflict between highway users.

- 5 The external terraces and outdoor classroom area hereby approved shall be closed to patrons no later than 21:00 on any day and there shall be no amplified music or other amplified entertainment performed within these areas at any time.

Reason: to safeguard the amenity of adjacent residents and locality in general, in accordance with Policy SH16 of the adopted Fylde Borough Council Local Plan (as altered (October 2005).

- 6 During performances of amplified entertainment within the premises all doors and windows shall remain closed except for access and egress.

Reason: to safeguard the amenity of adjacent residents and locality in general, in accordance with Policy SH16 of the adopted Fylde Borough Council Local Plan (as altered (October 2005).

- 7 Prior to commencement of the development hereby approved, details of all construction materials including timber and steel cladding, doors and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed materials finish and profile. The development shall be constructed in accordance with the

approved materials.

Reason: In the interests of visual amenity, in accordance with Policies TREC02, EP03 and EP04 HL5 of the adopted Fylde Borough Local Plan (October 2005), GD7 and ENV5 of the Submission Version of the Fylde Borough Local Plan 2032.

- 8 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 14 days prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

Reason: In the interests of visual amenity and to contribute to the overall quality of the development.

- 9 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 10 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

- 11 No development within a phase of the works identified in condition 3 of this permission shall be commenced until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that particular phase of works. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the timing of the provision, and standard of construction, of the site access for

- construction traffic,
- b) times of construction activity at the site,
- c) the parking of vehicles of site operatives and visitors,
- d) loading and unloading of plant and materials,
- e) storage of plant and materials used in constructing the development,
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- g) The protection arrangements for areas of landscaping and trees on site during each phase of development
- h) wheel washing facilities, including details of how, when and where the facilities are to be used'
- i) measures to control the emission of dust and dirt during construction,
- j) measures to control the generation of noise and vibration during construction to comply with BS5228:2009
- k) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

Item Number: 3

Application Reference: 18/0489		Type of Application: Full Planning Permission
Applicant:	BDW Trading Ltd (Trading as Barratt Homes Manchester Ltd.)	Agent :
Location:	LAND ADJACENT LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM	
Proposal:	RE-PLAN OF 37 DWELLINGS APPROVED PURSUANT TO PLANNING PERMISSIONS 12/0635 & 15/0700 AND RESERVED MATTERS APPROVAL 15/0308 AND ERECTION OF 17 ADDITIONAL DWELLINGS TO INCREASE THE TOTAL NUMBER ACROSS THE SITE TO 197	

Decision

Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

1. The completion of a Second Deed of Variation pursuant to S106A of the Town and Country Planning Act 1990 to include the following modifications to the original planning obligation for planning permission 12/0635 dated 02.07.2013 (as modified by a Deed of Variation dated 18.05.2016 in connection with planning permission 15/0700):
 - a) An amendment to the definition of “Planning Permission” to include reference to this application.
 - b) The inclusion of contributions towards: (a) secondary education to provide 1 new school place at Lytham St Anne's Technology and Performing Arts College; and (b) public realm improvements in respect of the 17 additional dwellings to be constructed pursuant to this planning permission, and to tie this planning permission to the provision and future maintenance of public open space throughout the site.
2. The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

- 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:
 - Drawing no. 453/P/LP/01 – Location plan.
 - Drawing no. 453/P/PL/02 Rev B – Planning layout.
 - Drawing no. 453/P/BTL/02 Rev B – Boundary treatment layout.
 - Drawing no. 453/P/HL/02 Rev B – Hard landscaping layout.
 - Drawing no. 453/P/ML/02 Rev B – Materials layout.

- Drawing no. 453/P/RS/02 Rev B – Refuse strategy layout.
- Drawing no. 453/P/SHL/02 Rev B – Storey heights layout.
- Drawing no. 453/P/PSS/02 Rev A – Proposed street scenes.
- Drawing no. c-1414-02 Rev E – Detailed soft landscape proposals sheet 1 of 7.
- Drawing no. c-1414-03 Rev E – Detailed soft landscape proposals sheet 2 of 7.
- Drawing no. c-1414-04 Rev E – Detailed soft landscape proposals sheet 3 of 7.
- Drawing no. c-1414-05 Rev E – Detailed soft landscape proposals sheet 4 of 7.
- Drawing no. c-1414-06 Rev E – Detailed soft landscape proposals sheet 5 of 7.
- Drawing no. c-1414-07 Rev D – Detailed soft landscape proposals sheet 6 of 7.
- Drawing no. c-1414-08 Rev E – Detailed soft landscape proposals sheet 7 of 7.
- Drawing no. BALD 56RD 01 – Alderney Classic (Det).
- Drawing no. BDER 00CD 01 – Derwent Classic (Det).
- Drawing no. BESK 56RD 01 – Eskdale Classic (Det).
- Drawing no. BESK 00CD 01 – Eskdale Classic (Det).
- Drawing no. BENN 56RD 01 – Ennerdale Classic (Det).
- Drawing no. BENN 00CD 01 – Ennerdale Classic (Det).
- Drawing no. BENN 56RE 01 – Ennerdale Classic (End).
- Drawing no. BENN 00CE 01 – Ennerdale Classic (End).
- Drawing no. BFKS 00CE 01 – Folkestone Classic (End).
- Drawing no. BMAI 00CE 01 – Maidstone Classic (End).
- Drawing no. BMAI 00CI 01 – Maidstone Classic (Mid).
- Drawing no. BQUN 00CE 01 – Queensville Classic (End).
- Drawing no. BRIC 00CE 01 – Richmond Classic (End).
- Drawing no. BWIE 00CD 01 – Windermere Classic (Det).

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 a satisfactory standard of development in accordance with the policies contained within the Fylde Local Plan to 2032 and the National Planning Policy Framework.

- 3 No above ground works shall take place until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- (i) the number, size, type, tenure and location of the affordable housing provision to be made which shall consist of not less than 5 affordable housing units;
- (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupation of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Provider is involved);
- (iv) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced.

The affordable housing shall meet the definition of affordable housing in the National Planning Policy Framework (or any future guidance that replaces it) and shall be provided in full accordance with the details and timetable contained within the duly approved scheme.

Reason: To ensure that an appropriate and proportionate contribution towards affordable housing is made as part of the development in order to meet local need, and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of

Fylde Local Plan to 2032 policy H4 and the National Planning Policy Framework.

- 4 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works 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.

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 policy GD7 and the National Planning Policy Framework.

- 6 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height and materials) shown on drawing no. 453/P/BTL/02 Rev B before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 7 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the site shown on drawing nos. c-1414-02 Rev E, c-1414-03 Rev E, c-1414-04 Rev E, c-1414-05 Rev E, c-1414-06 Rev E, c-1414-07 Rev D and c-1414-08 Rev E shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained 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 provide an appropriate buffer of landscaping to the site perimeter and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

- 8 No above ground works shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with the principles of the updated flood risk assessment by Lees Roxburgh (report reference 5938/R1 Rev B – 08.07.15) submitted

pursuant to reserved matters approval 15/0308 and shall include:

- (i) Measures to limit the surface water run-off generated by the 1 in 1 year, 1 in 30 year and 1 in 100 year critical storm events to rates of 39 l/s, 75 l/s and 91 l/s respectively in order that the rate of surface water run-off from the site will not exceed the pre-development (greenfield) run-off rate and will not increase the risk of flooding off-site.
- (ii) Provision of flood storage as identified in the Surface Water Drainage Design (drawing ref 543/ED/10).
- (iii) Finished floor levels for the dwellings (in AOD) which shall be no lower than 150mm above the adjacent ground level.
- (iv) Information regarding the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change) discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- (v) Flood water exceedance routes, both on and off site.
- (vi) Details of any sustainable drainage system, including arrangements for its future management and maintenance.
- (vii) A timetable for implementation, including phasing as applicable.

The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale approved under part (vii) of the condition.

Reason: To ensure that the development is not itself at risk of flooding, does not increase flood risk elsewhere and makes provision for the sustainable drainage of surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 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 design, construction and drainage of all new estate roads and associated footways shown on drawing no. 453/P/PL/02 Rev B shall be carried out in accordance with the details permitted by application reference 15/0876 (as identified on the decision notice dated 05.05.2016) for the approval of details reserved by condition 8 of reserved matters approval 15/0308. Each estate road and their associated footways shall be provided in full accordance with the approved details before any of the dwellings to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 10 Before each dwelling hereby approved is first occupied, a scheme for the design and construction (including surface treatment) of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway 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 policies T5 and GD7, and the National Planning Policy Framework.

Informative notes:

1. 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. Environment Agency:

As of 6 April 2016 the Flood Defence Consent (FDC) regime has moved into the Environmental Permitting Regulations 2016. If you already have a FDC please refer to the following page on the GOV.UK

website: <https://www.gov.uk/guidance/changes-toyour-flood-defence-consent-after-6-april-2016>

The developer may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of Wrongway Brook, which is designated a Main River. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the top of the bank of the Main River without an environmental permit. A permit is separate to and in addition to any planning permission granted.

The applicant should note that the Environment Agency has a period of two months to determine a valid Flood Risk Activity permit application. We would advise that this period is taken into account when planning works which require such a permit. A permit will not be issued if your development proposals restrict our access or are considered to increase flood risk or have a detrimental impact on the aquatic environment.

To prevent pollution, run-off waters containing silt generated during the construction stage should be prevented from entering the adjacent watercourses. We recommend the applicant refers to the following pollution prevention advice which is available on the GOV.UK website at: <https://www.gov.uk/guidance/pollution-preventionfor-businesses>.

3. Network Rail:

The outside party fencing proposed for the railway side of the development must not be constructed on the railway boundary. The proposed fencing must be set back 1m to ensure that NR can maintain and renew our boundary treatments both during construction works and as a permanent arrangement.

Proposals for the site boundary landscape buffer should take into account the recommendations of, 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future. All vegetation on site should be in line with the recommended tree matrix for the reasons outlined in the document. <http://wcms-internet.corp.ukrail.net/community-relations/trees-and-plants/>

The developer is to submit directly to Network Rail, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational railway

infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer. The applicant /developer should submit the RAMs directly to: AssetProtectionLNWNorth@networkrail.co.uk

The developer/applicant must ensure that their proposal, both during construction and as a permanent arrangement, does not affect the safety, operation or integrity of the existing operational railway / Network Rail land. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and boundary treatments. Any construction works on site and any future maintenance works must be conducted solely within the applicant's land ownership.

Any scaffolding which is to be constructed within 10 metres of the Network Rail / railway boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed. The applicant / applicant's contractor must consider if they can undertake the works and associated scaffolding / access for working at height within the footprint of their land ownership boundary. The applicant is reminded that when pole(s) are erected for construction or maintenance works, must have at least a 3m failsafe zone between the maximum height of the pole(s) and the railway boundary.

If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development, details of the use of such machinery and a method statement must be submitted to the Network Rail Asset Protection Engineer for agreement.

- All works shall only be carried out in accordance with the method statement and the works will be reviewed by Network Rail. The Network Rail Asset Protection Engineer will need to review such works in order to determine the type of soil (e.g. sand, rock) that the works are being carried out upon and also to determine the level of vibration that will occur as a result of the piling.
- The impact upon the railway is dependent upon the distance from the railway boundary of the piling equipment, the type of soil the development is being constructed upon and the level of vibration. Each proposal is therefore different and thence the need for Network Rail to review the piling details / method statement.

Maximum allowable levels of vibration - CFA piling is preferred as this tends to give rise to less vibration. Excessive vibration caused by piling can damage railway structures and cause movement to the railway track as a result of the consolidation of track ballast. The developer must demonstrate that the vibration does not exceed a peak particle velocity of 5mm/s at any structure or with respect to the rail track.

The applicant must ensure that the proposal drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land. Therefore the proposal drainage on site will ensure that:

- All surface waters and foul waters drain away from the direction of the railway boundary.
- Any soakaways for the proposal must be placed at least 30m from the railway boundary.
- Any drainage proposals for less than 30m from the railway boundary must ensure that surface and foul waters are carried from site in closed sealed pipe systems.
- Suitable drainage or other works must be provided and maintained by the developer to prevent surface water flows or run-off onto Network Rail's property.
- Proper provision must be made to accept and continue drainage discharging from Network Rail's property.
- Drainage works must not impact upon culverts on developers land including culverts/brooks etc that drain under the railway.
- The developer must ensure that there is no surface or sub-surface flow of water towards the operational railway.
- Rainwater goods must not discharge in the direction of the railway or onto or over the railway boundary.

Network Rail will need to review and agree all excavation and earthworks within 10m of the railway boundary to determine if the works impact upon the support zone of our land and infrastructure as well as determining relative levels in relation to the railway. Network Rail would need to agree to the following:

- Alterations to ground levels
- De-watering works
- Ground stabilisation works

Network Rail would need to review and agree the methods of construction works on site to ensure that there is no impact upon critical railway infrastructure. No excavation works are to commence without agreement from Network Rail. The LPA are advised that the impact of third party excavation and earthworks can be different depending on the geography and soil in the area. The LPA and developer are also advised that support zones for railway infrastructure may extend beyond the railway boundary and into the proposal area; therefore consultation with Network Rail is requested. Any right of support must be maintained by the developer.

Network Rail requests that the developer ensures there is a minimum 2 metres gap between the buildings and structures on site and the railway boundary. Less than 2m from the railway boundary to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land. This would not be acceptable. All the works undertaken to facilitate the design and layout of the proposal should be undertaken wholly within the applicant's land ownership footprint.

Network Rail is aware that residents of dwellings adjacent to or in close proximity to, or near to the existing operational railway have in the past discovered issues upon occupation of dwellings with noise and vibration. It is therefore a matter for the developer and the LPA via mitigation measures and conditions to ensure that any existing noise and vibration, and the potential for any future noise and vibration are mitigated appropriately prior to construction. To note are:

- The current level of railway usage may be subject to change at any time without prior notification including increased frequency of trains, night time train running, heavy freight trains, trains run at weekends /bank holidays.
- Maintenance works to trains could be undertaken at night and may mean leaving the trains' motors running which can lead to increased levels of noise and vibration.
- Network Rail carry out works at night on the operational railway when normal rail traffic is suspended and these works can be noisy and cause vibration.
- Network Rail may need to conduct emergency works on the existing operational railway line which may not be notified to residents in advance due to their safety critical nature, and may occur at any time of the day or night, during bank holidays and at weekends.
- Works to the existing operational railway may include the presence of plant and machinery as well as vehicles and personnel for works.
- The proposal should not prevent Network Rail from its statutory undertaking. Network Rail is a track authority. It may authorise the use of the track by train operating companies or independent railway operators, and may be compelled to give such authorisation. Its ability to respond to any enquiries regarding intended future use is therefore limited.
- The scope and duration of any Noise and Vibration Assessments may only reflect the levels of railway usage at the time of the survey.
- Any assessments required as part of CDM (Construction Design Management) or local planning authority planning applications validations process are between the developer and their appointed contractor.
- Network Rail cannot advise third parties on specific noise and vibration mitigation measures. Such measures will need to be agreed between the developer, their approved acoustic contractor and the local planning authority.
- Design and layout of proposals should take into consideration and mitigate against existing usage of the operational railway and any future increase in usage of the said existing operational railway.

- Noise and Vibration Assessments should take into account any railway depots, freight depots, light maintenance depots in the area. If a Noise and Vibration Assessment does not take into account any depots in the area then the applicant will be requested to reconsider the findings of the report.

The lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developer should obtain agreement from the Network Rail Asset Protection Engineer for their detailed proposals regarding lighting. Following occupation of the development, if within three months Network Rail or a Train Operating Company has identified that lighting from the development is interfering with driver's vision, signal sighting, alteration/mitigation will be required to remove the conflict at the applicant's expense e.g. a sodium light on third party land can 'wash-out' a driver's ability to perceive a signal set at red: to the train driver the signal would be perceived as yellow and the driver would proceed even though a red signal indicates danger and to stop.

As the proposal includes works which may impact the existing operational railway and in order to facilitate the above, a **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent. The applicant / developer should liaise directly with Asset Protection to set up the BAPA (form attached). AssetProtectionLNWNorth@networkrail.co.uk

Item Number: 4

Application Reference:	18/0521	Type of Application:	Full Planning Permission
Applicant:	Mr Travis	Agent :	Matthew Atkinson
Location:	LAND EAST OF PRIMROSE FARM (AND EAST OF THE RAMBLINGS), KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	ERECTION OF ONE DETACHED TWO STOREY DWELLINGHOUSE		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. 'location 01'
- Proposed site plan - drawing no. P01 REV. B
- Proposed floor and elevation plans - drawing no. P02 REV. B

Supporting Reports:

- Ecological Appraisal - Envirotech - 25th March 2015
- Agricultural Land Classification & Soil Resources - July 2015
- Arboricultural Impact Assessment - ref Plot 3 AIA 06/09/18
- Tree survey report

Reason: To provide clarity to the permission.

- 3 Prior to the commencement of development samples of all materials for use in the construction of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: In the interests of securing a satisfactory overall standard of development in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented before the dwelling hereby approved is first occupied.

Reason: To ensure that adequate measures are put in place for the disposal of foul and surface water in Policies GD7 and CL1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework

- 5 Prior to first occupation of the dwelling hereby approved the external area to the front shall be laid out in accordance with the approved plan drawing no. P01 REV. B to enable vehicular turning to be available within the site. This facility shall be retained at all times.

Reason: In the interests of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 6 Any gateposts erected at the access shall be positioned 5m behind the back edge of the footway, with gates positioned so that they open away from the highway.

Reasons: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road in the interests of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 7 Prior to first occupation of the dwelling hereby approved that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in a solid surface material.

Reasons: To prevent loose surface material from being carried on to the public highway and so causing a potential source of danger to other road users, in the interests of highway safety and in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 8 Prior to first occupation of the dwelling hereby approved the visibility splays of 2.4 m by 43 m in both directions as shown on the approved site plan listed in condition 2 of this permission shall be provided, and these shall be retained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures thereafter.

Reasons: To ensure adequate visibility at the access in the interest of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 Prior to the commencement of development a scheme and programme for landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate ecological habitat retention, creation, enhancement and management.. The approved landscaping scheme and management plan shall thereafter, be implemented in full. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials (as applicable) soft landscape works shall include plans and written specifications noting species, plant size, number and densities and shall demonstrate the maintenance of wildlife habitat (quantity and quality), including hedgerows and woodland/ woodland edges, and shall demonstrate that the development will be permeable to the passage of wildlife.

The scheme and programme shall thereafter be carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 10 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 11 No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology 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 methodology.

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

Item Number: 5

Application Reference:	18/0568	Type of Application:	Reserved Matters
Applicant:	Stewart Milne Homes	Agent :	
	North West England		
Location:	LAND ADJACENT TO BLACKFIELD END FARM, WEST OF CHURCH ROAD, BRYNING WITH WARTON		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 13/0674 FOR A RESIDENTIAL DEVELOPMENT OF 170 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE APPLIED FOR)		

Decision

Approval of Reserved Matters: - Granted

Conditions and Reasons

- 1 This permission relates to the following plans:
 - Drawing no. SK275/LP/101 Rev A – Location plan.
 - Drawing no. SK275/PL/101 Rev F – Planning layout.
 - Drawing no. SK275/BT/101 Rev B – Boundary treatment.
 - Drawing no. SK275/HLP/101 Rev B – Hard landscaping layout.
 - Drawing no. SK275/AFH/101 Rev B – Affordable housing layout.
 - Drawing no. SK275/MPB/101 Rev B – Brick schedule plan.
 - Drawing no. SK275/MPRT/101 Rev B – Roof tiles plan.
 - Drawing no. SK275/OSA/101 Rev B – Open space and landscape buffer.
 - Drawing no. WAR1806_LM01 Rev B – Landscape masterplan sitewide.
 - Drawing no. WAR1806_LM01 Rev B – Planting schedule and sheet layouts.
 - Drawing no. WAR1806_PP01.1 Rev B – Planting plan sheet 1.
 - Drawing no. WAR1806_PP01.2 Rev B – Planting plan sheet 2.
 - Drawing no. WAR1806_PP01.3 Rev B – Planting plan sheet 3.
 - Drawing no. WAR1806_PP01.4 Rev B – Planting plan sheet 4.
 - Drawing no. WAR1806_PP01.5 Rev B – Planting plan sheet 5.
 - Drawing no. WAR1806_PP01.6 Rev B – Planting plan sheet 6.
 - Drawing nos. SK275/IND/83/101, SK275/IND/83/102 and W21-83-3ET/S-600 Rev A – Argyll house type.
 - Drawing nos. SK275/IND/87/101 and W21-87-3ET/S-600 – Belvoir house type.
 - Drawing nos. SK275/IND/89/101, SK275/IND/87/102 and W21-89-3ET-600 Rev A – Caplewood house type.
 - Drawing nos. SK275/IND/100/101, SK275/IND/100/102 and W21-100-4D-600 – Carlton house type.
 - Drawing nos. SK275/IND/88/101, SK275/IND/88/102 and W21-88-3D-600 – Castlevale house type.

- Drawing nos. SK275/IND/96/101, SK275/IND/96/102 and W21-96-3ET-600 Rev A – Castlewellan house type.
- Drawing nos. SK275/IND/95/101, SK275/IND/95/102 and W21-95-3D-600 Rev A – Corrywood house type.
- Drawing nos. SK275/IND/111/101 and W21-111-4D-650 – Denewood house type.
- Drawing nos. SK275/IND/117/101, SK275/IND/117/102 and W21-117-4D-600 – Dukeswood house type.
- Drawing nos. SK275/IND/61/101 and NWE-W21-ES-62-2MT-601 Rev A - Esthwaite house type.
- Drawing nos. SK275/IND/54/101 and NWE-W21-GRE-54-2D-601 - Greendale house type.
- Drawing nos. SK275/IND/129/101, SK275/IND/129/102 and W21-129-4D-600 – Hampsfield house type.
- Drawing nos. SK275/IND/135/101, SK275/IND/135/102 and W21-135-4D-600 – Hawthorne house type.
- Drawing nos. SK275/IND/140/101, SK275/IND/140/102 and W21-140-5D-600 – Heddon house type.
- Drawing nos. SK275/IND/138/101, W21-138-4D-600 and W21-138-4D-610 – Hollandswood house type.
- Drawing nos. SK275/IND/149/101, SK275/IND/149/102, W21-149-5D-600 and W21-149-5D-610 – Kingsmoor house type.
- Drawing nos. SK275/IND/148/101, SK275/IND/148/102, W21-148-5D-600 Rev A and W21-148-5D-610 – Laurieston house type.
- Drawing nos. SK275/IND/110/101 and W21-110-4D-600 – Parkwood house type.
- Drawing nos. SK275/IND/108/101, SK275/IND/108/102, and NWE-W21-WES-108-4D(SA)-36 Rev C – Westwood house type.
- Drawing no. SK275/SECT/01 Rev A – Section through Beech Avenue.
- Drawing no. W21-SD(140)-05-01 – 1800mm high timber screen fence detail (F1).
- Drawing no. W21-SD(140)-05-02 – 1800mm high timber screen fence detail with gate (F2).
- Drawing no. W21-SD(140)-05-04 – 300-1200mm high post & wire fence detail (F4).
- Drawing no. STD.15.07 – Enclosures 1.8m brick screen wall.
- Drawing no. W21-SD(140)-05-30 – Detached garage details (single attached).
- Drawing no. W21-SD(140)-05-32 – Detached garage details (single detached).
- Drawing no. W21-SD(140)-05-37 – Detached garage details (double detached standard gable).
- Drawing no. W21-SD(140)-05-38 – Detached garage details (double detached pyramid roof).

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 a satisfactory standard of development in accordance with the policies contained within the Fylde Local Plan to 2032 and the National Planning Policy Framework.

- 2 No above ground works shall take place until a phasing plan for the development has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include a programme and sequence of works for the provision of: (i) each phase of housing; and (ii) all highway infrastructure (including pedestrian and cycle routes), green infrastructure and communal spaces (including public open space, soft landscaping and water bodies) associated with each phase of housing identified in (i). The development shall thereafter be carried out in accordance with the duly approved phasing plan.

Reason: In order that the development takes place in an appropriate sequence and to ensure that the associated infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each phase of housing in the interests of proper

planning and the objectives of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

- 3 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application and the requirements of condition 1 of this permission, no above ground works 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.

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 policy GD7 and the National Planning Policy Framework.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. SK275/BT/101 Rev B, W21-SD(140)-05-01, W21-SD(140)-05-02, W21-SD(140)-05-04 and STD.15.07 before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable relationship with the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 6 No development associated with the construction of the pumping station shown on drawing no. SK275/PL/101 Rev F shall take place until details of its size, height, materials and design of the apparatus and any associated means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The pumping station shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been submitted as part of the application, to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 7 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the site shown on drawing nos. WAR1806_LM01 Rev B, WAR1806_PP01.1 Rev B, WAR1806_PP01.2 Rev B, WAR1806_PP01.3 Rev B, WAR1806_PP01.4 Rev B, WAR1806_PP01.5 Rev B and WAR1806_PP01.6 Rev B shall be carried out during the first planting season after each associated phase of housing identified pursuant to condition 2 of this permission is substantially completed, and the areas which are

landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plans. 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 provide an appropriate buffer of landscaping to the site perimeter and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

- 8 None of the dwellings hereby approved shall be occupied until a scheme for the provision and future maintenance of the areas of Open Space identified on drawing no. SK275/OSA/101 Rev B has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of future maintenance arrangements for the areas of informal open space.
- (ii) Details of the siting, size, layout, design and materials of the Children's Play Area (including associated play equipment), which shall demonstrate compliance with the guidance set out in the Fields in Trust publication 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (October 2015).
- (iii) A timetable for the provision and programme for the ongoing maintenance of the areas of informal open space and the Children's Play Area referred to in (i) and (ii).

The areas of Open Space shall thereafter be provided and subsequently maintained in accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure that the development makes an appropriate contribution towards the provision and future maintenance of recreational open space in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Fylde Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

- 9 There shall be no lopping, topping or felling of any trees or hedgerows on and/or overhanging the site until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include:

- (i) Details of tree protection measures (both above and below ground) to be implemented during the construction period, which shall include the formation of a construction exclusion zone comprising protective fencing of a height and design which accords with the requirements BS 5837: 2012 around the root protection areas of those trees within and/or overhanging the site which are shown to be retained on drawing no. SK275/PL/101 Rev F.
- (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site which are shown to be retained on drawing no. SK275/PL/101 Rev F.
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site which are shown to be retained on drawing no. SK275/PL/101 Rev F.

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

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any tree removal works take place in the

interests of visual amenity and to allow the retention of an appropriate buffer of landscaping with neighbouring dwellings in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

- 10 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), none of the dwellings on plots 145-168 (inclusive) shall be altered or extended, and no buildings or structures shall be erected within their curtilages.

Reason: To restrict the extension and/or other alteration of the dwellings on the specified plots in order to safeguard the privacy and amenity of the occupiers of dwellings adjoining those plots, both within and outside the development, and to ensure a good 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.

- 11 None of the dwellings hereby approved shall be occupied until a scheme for the installation of fencing to the perimeters of all areas of standing water within the site (the locations of which are shown on drawing no. SK275/PL/101 Rev F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height (which shall be no less than 1 metre), positioning, design, materials and finish (including colour treatment) of the fencing. The fencing shall be installed in accordance with the details in the duly approved scheme before any of the areas of standing water are first brought into use and/or made operational, and shall be retained as such thereafter.

Reason: In the interests of public safety for future occupiers/users of the development in order to minimise the risk of accidents occurring and to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 12 No above ground works shall take place until a scheme for the design, construction, drainage and phasing of all new estate roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be provided in full accordance with the duly approved scheme before any of the dwellings to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 13 No above ground works shall take place until a scheme setting out arrangements for the future management and maintenance of the estate roads and associated footways to be constructed pursuant to condition 12 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the

- 14 No development associated with the construction of the stretch of the arterial estate road located to the west of the crossroad junction adjacent to plots 62, 81, 97 and 121 shall take place until a scheme for the continuation of the arterial estate road up to the western site boundary (at the point immediately to the southwest of plot 85) has been submitted to and approved in writing by the Local Planning Authority. The relevant stretch of the arterial estate road shall be constructed in accordance with the duly approved scheme before any of the dwellings on plots 82-96 (inclusive) are first occupied, and shall be retained as such thereafter.

Reason: To ensure that the potential for forming future connections to the arterial estate road from adjoining land is not prejudiced in the interests of future masterplanning, highway safety and capacity in accordance with the requirements of Fylde Local Plan to 2032 policies M1, SL3, DLF1, S1 and GD7.

- 15 Before each dwelling hereby approved is first occupied, a scheme for the design, construction (including surface treatment) and drainage of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas in the interests of visual amenity and to ensure that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Fylde Local Plan to 2032 policies T5, GD7 and CL2, and the National Planning Policy Framework.

- 16 Notwithstanding the requirements of condition 15 of this permission, none of the dwellings on plots 1, 2, 169 and 170 shall be occupied until the following details of the driveways, parking and turning areas for each of these plots has been submitted to and approved in writing by the Local Planning Authority:

- (i) Provisions for vehicles to enter and exit each plot onto the highway of Church Road in forward gear.
- (ii) Provisions for the level of the driveway for each plot to be constructed 0.15 metres above the carriageway channel line of Church Road.

The driveways, parking and turning areas for each plot shall thereafter be provided in accordance with the duly approved details before each associated dwelling is first occupied, and shall be retained as such thereafter.

Reason: To ensure that appropriate provisions are made for vehicles to enter and exit the site onto the highway of Church Road in forward gear, to safeguard the future reconstruction of the highway and to reduce the highway impact of construction after the traffic island has been provided in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 17 Before any of the dwellings hereby approved are first occupied, a scheme for the construction and phasing of the two field accesses within the northern site boundary (the locations of which are shown on drawing no. SK275/PL/101 Rev F) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (i) Provision to ensure that the final surfacing of any part of the access which is located within 5 metres of the public highway is paved in tarmacadam, concrete, block pavements or another approved treatment that does not contain any loose material which is capable of being drawn onto the highway.

- (ii) A timetable for the construction and bringing into use of both field accesses in relation to the phasing of housing delivery.

Both field accesses shall thereafter be constructed and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that a safe and suitable means of access to adjoining agricultural land is maintained following the development in the interests of highway safety and in order that the beneficial use of adjoining land for agricultural purposes can be continued in accordance with the requirements of Fylde Local Plan to 2032 policies EC2 and GD7, and the National Planning Policy Framework.

- 18 None of the dwellings hereby approved shall be occupied until a scheme for the provision of the 3.5 metre wide shared footpath/cycle link to Riversleigh Way (the location of which is shown on drawing no. SK275/PL/101 Rev F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) A specification for its design, construction (including surface treatment) and illumination.
- (ii) Details of the layout and design of its junction onto the connecting route with Riversleigh Way, including any associated change in levels, gradients and ground markings.
- (iii) Details of any trees or other vegetation to be removed in order to allow its construction.
- (iv) Details of the siting, layout, height, design, materials and finish of a vehicle barrier to prevent its use by vehicular traffic.
- (v) A timetable for its completion.

The shared footpath/cycle link shall be provided and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To encourage access to and from the site via sustainable modes of transport by ensuring that the shared footpath/cycle link provides a safe and attractive route for pedestrians and cyclists and in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

- 19 In the event that a bus service is to be routed through the site pursuant to condition 18 of planning permission 13/0674, a scheme identifying the locations of bus stops and the provision of turning facilities for buses within the site shall be submitted to and approved in writing by the Local Planning Authority. The bus stops and bus turning facilities shall thereafter be provided in accordance with the duly approved scheme before any bus service first becomes operational.

Reason: To ensure that appropriate facilities are put in place to encourage travel to and from the site by sustainable modes of transport and to encourage modal shift in accordance with the requirements of Fylde Local Plan to 2032 policy T4 and the National Planning Policy Framework.

Informative notes:

1. 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. Highways:

For the purposes of condition 12, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 13 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Item Number: 6

Application Reference:	18/0576	Type of Application:	Full Planning Permission
Applicant:	OLIVE TREE BRASSERIE	Agent :	IDL ARCHITECTURE
Location:	BANK HOUSE, 9 DICCONSON TERRACE, LYTHAM ST ANNES, FY8 5JY		
Proposal:	INSTALLATION OF A TERRACE STRUCTURE, WITH A GLASS CANOPY ROOF AND OPEN SIDES.		

Decision

Full Planning Permission: - Refused

Reasons

- 1 The application relates to a locally listed four-storey building occupying a prominent, corner location at the junction of Henry Street and Dicconson Terrace within the Lytham Conservation Area. The proposed aluminium-framed canopy and associated glazed roof and side panels would introduce an enclosed structure to the front of the application building which, by virtue of its size, materials, massing and design, would appear as a dominant, incongruous and imposing addition that would be unsympathetic to the character of the host building and would restrict near and distant views of the whole ground floor frontage. The proposed canopy would significantly curtail public views of the host building's architectural detailing and the reduced public appreciation of the building as a consequence of the works would harm the locally listed building and its setting.

As a consequence the proposed development is considered to be of a poor design and would introduce a discordant and obtrusive addition which would be incompatible with the character of the host building and would have an erosive impact on the conservation area by diminishing the sense of openness to Clifton Square.

The proposed development would fail to preserve or enhance the character and appearance of the Lytham Conservation Area and, accordingly, would harm the significance of this designated heritage asset. The proposed development is therefore contrary Policies GD7 and ENV5 of the Fylde Local Plan to 2032, paragraphs 127, 130, 184, 192, 193, 195 of the National Planning Policy Framework, and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The proposed canopy would result in the erosion of the open character of Clifton Square and would be a threat to an existing Lime tree which forms an important feature within the street scene and is protected by a Tree Preservation Order. The proposed structure would encroach

into the canopy and root protection area of the specimen and, owing to the location and spread of the tree's branches, the extent of pruning works required to facilitate the development's construction would harm the protected Lime tree.

The unsympathetic initial pruning works to the tree arising as a result of the development would diminish the specimen's contribution to the character, appearance and setting of the Lytham Conservation Area and there would be ongoing pressure for additional remedial pruning in the future as a consequence of the petals, leaves and other debris which would inevitably be deposited onto the canopy.

The proposal would be detrimental to the health and amenity value of the protected tree and, in turn, would have an erosive impact on the character and appearance of the conservation area in conflict with the requirements of Policies GD7 and ENV5 of the emerging Fylde Local Plan to 2032, paragraphs 184 and 195 of the National Planning Policy Framework, and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative notes:

1. For the avoidance of doubt, this decision relates to the following plans:
 - Site location plan 18-1703 010 4 Rev 00
 - Proposed detail terrace elevations - 18-1703 166 4 Rev 03
 - Proposed terrace front elevation - building - 18-1703 165 4 Rev 03
 - Proposed ground floor plan terrace extension - 18-1703 105 4 Rev 02

Item Number: 7

Application Reference:	18/0586	Type of Application:	Full Planning Permission
Applicant:	Poulton Trade Windows	Agent :	CW Planning Solutions Ltd
Location:	KIRKHAM TRADING PARK, 74 FRECKLETON ROAD, KIRKHAM, PRESTON, PR4 3RB		
Proposal:	ERECTION OF NEW INDUSTRIAL BUILDING (CLASS B2) WITH ASSOCIATED SERVICING AND PARKING AREAS.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Location Plan - DS/895/LP
- Proposed Site Plan - DS/895/4 B
- Proposed Elevations - DS/895/2
- Proposed Ground Floor Plan - DS/895/3

Supporting Reports:

- Planning Support Statement - Prepared by CW Planning Solutions Ltd
- Preliminary Risk Assessment (Desk Study) - Prepared by Worms Eye

Reason: To provide clarity to the permission.

- 3 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans.

Reason: In the interests of ensuring the development has an acceptable impact on the visual amenity of the area as required by Policy GD7 of the Fylde Local Plan.

- 4 The parking layout and turning areas as shown on the approved site plan (ref: DS/895/4 B) shall be laid out and available for use prior to the first occupation of the building, hereby approved. The parking and turning areas shall be retained and available for parking associated with the needs of the existing and proposed unit at all times thereafter.

Reason: To ensure adequate parking availability for site users and in the interests of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032.

- 5 Notwithstanding the permitted development rights available in Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), the building hereby approved shall be utilised for Class B2 and Class B8 purposes only, with not more than 500m2 of floor area in Class B2 use, and so all other floor area in Class B8 use only.

Reason: To provide an appropriate control over the nature of the employment use to ensure that there is an adequate provision of parking within the site in the interests of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's

Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

3. Before carrying out any work the developer must:

- Ensure that no works are undertaken in the vicinity of Cadent gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Note the presence of an Above Ground Installation (AGI) in proximity to your site. You must ensure that you have been contacted by Cadent and/or National Grid prior to undertaking any works within 10m of this site.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Item Number: 8

Application Reference:	18/0593	Type of Application:	Full Planning Permission
Applicant:	Ms K. McNulty and Mr. A. Keighley	Agent :	LMP Ltd.
Location:	LAND WEST OF PRIMROSE FARM, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	ERECTION OF ONE DETACHED DWELLING WITH DETACHED DOUBLE GARAGE		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. - 18/038/L01 REV. A
- Proposed floor and elevation plans - drawing no. 18/083/P02
- Proposed garage floor and elevation plans - drawing no. 18/038/G01
- Proposed drainage layout plan - drawing no. 18/038/D01
- Proposed landscape plan - drawing no. 18/038/LAN01 REV.C
- Proposed site plan and street scene - drawing no. 18/038/P01 REV.B
- Proposed schedule of materials ref. no. 18/0593 (Ms K. McNulty and Mr A Keighley)

Supporting Reports:

- Planning supporting statement - LMP Architectural Consultants - July 2018

Reason: To provide clarity to the permission.

- 3 The materials for use in the development hereby approved shall be as indicated in the schedule of materials ref. no. 18/0593 (Ms K. McNulty and Mr A Keighley) as listed in condition no. 2 of this approval.

Reason: To ensure an appropriate finished appearance to the development in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 The drainage of site for the development hereby approved shall be as indicated on LMP drawing no. 18/038/D01 as listed in condition no. 2 of this approval.

Reason: To ensure an appropriate drainage of the development in accordance with Policy CL2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework

- 5 Prior to first occupation of the dwelling hereby approved the external area to the front shall be laid out in accordance with the approved plan drawing no. 18/038/P01 REV. B to enable vehicular turning to be available within the site. This facility shall be retained at all times.

Reason: In the interests of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 6 Any gateposts erected at the access shall be positioned 5m behind the back edge of the footway, with gates positioned so that they open away from the highway.

Reasons: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road in the interests of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 7 Prior to first occupation of the dwelling hereby approved that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in a solid surface material.

Reasons: To prevent loose surface material from being carried on to the public highway and so

causing a potential source of danger to other road users, in the interests of highway safety and in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 8 Prior to first occupation of the dwelling hereby approved the visibility splays of 2.4 m by 43 m in both directions as shown on the approved site plan listed in condition 2 of this permission shall be provided, and these shall be retained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures thereafter.

Reasons: To ensure adequate visibility at the access in the interest of highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 The landscaping of the development hereby approved shall be as indicated on LMP drawing no. 18/038/LAN01 REV.C as listed in condition no. 2 of this approval. These works shall be undertaken during the first available planting season following the completion of the development and then shall be maintained for a period of not less than 5 years.

Reason: In the interests of visual amenity and biodiversity and to ensure a satisfactory standard of development in accordance with Policies ENV1 and ENV2 of the Local Plan to 2032 and the aims of the National Planning Policy Framework

- 10 No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology 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 methodology.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area
2. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".

Item Number: 9

Application Reference:	18/0618	Type of Application:	Full Planning Permission
Applicant:	Progress Housing Group	Agent :	Halsall Lloyd Partnership
Location:	NAZE COURT, NAZE LANE, FRECKLETON, PRESTON, PR4 1RJ		
Proposal:	ERECTION OF 12 DWELLINGS AS AFFORDABLE HOUSING WITH ASSOCIATED ACCESS AND PARKING		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 The development shall be carried out in accordance with the Planning Application received by the Local Planning Authority including the following plans:

- Location plan 2784 P.01A
- Proposed site layout 2784 P.02P
- House Type A 2784 P.03A
- House Type B 2784 P.04A
- House Type C 2784 P.05A
- House Type D 2784 P.05A

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

- 3 The development hereby approved shall comprise of not less than 100% affordable housing and shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme in accordance with the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a. proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
- b. the tenure of the affordable dwellings
- c. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
- d. the occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the application of such occupancy criteria.

Reason: To ensure the dwellings are provided as affordable housing and that they remain

affordable in perpetuity to meet locally identified need as required by Policy H4 of the Fylde Local Plan to 2032.

- 4 No development shall take place until samples/full details of the following has been submitted to and approved in writing by the Local Planning Authority;

- External surface materials to be used in the construction of the dwellings;
- Hard surface treatments within the development;
- Boundary treatments.

The development shall be carried out using the approved materials.

Reason: In the interests of visual amenity as required by Policy GD7 of the Fylde Local Plan to 2032.

- 5 No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology 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 methodology.

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

- 6 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 7 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

- 8 Construction and demolition work shall be restricted to 08.00 – 18.00 Monday to Friday, 08.00-13.00 Saturday and no work on Sundays or Bank Holidays.

Reason: To protect neighbouring amenity

- 9 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. LRD29146, Dated July 2018) which was prepared by Sutcliffe. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 10 The private car parking and manoeuvring areas shall be marked out and available in accordance with the approved site plan, prior to occupation of the associated dwelling and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas as required by Policy GD7 of the Fylde Local Plan to 2032.

- 11 No development shall take place until details of a Construction Management Plan for the highway construction and future maintenance within the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with (LCC) Highways, and be adhered to throughout the construction period. The Plan shall provide for:-

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials used in the construction of the development;
- c. Storage of such plant and materials;
- d. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used.
- e. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
- f. Routes to be used by vehicles carrying plant and materials to and from the site;
- g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: In the interest of highway safety; to reduce the impact of development on the surrounding highway; to ensure a satisfactory appearance and safety of the highways infrastructure serving the approved development; and safeguarding the visual amenities of the locality.

- 12 Obscure glazing shall be provided in the first floor side elevation windows serving bathrooms or landings of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents

- 13 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G of the Town and Country Planning (General Permitted Development)(England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 10

Application Reference:	18/0646	Type of Application:	Full Planning Permission
Applicant:	Mr MacLaughlin	Agent :	Homeplan Designs
Location:	BEACH TERRACE CAFE, SOUTH PROMENADE, LYTHAM ST ANNES, FY8 1NW		
Proposal:	SINGLE STOREY SIDE AND REAR EXTENSION TO CAFE		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This permission / consent relates to the following details:
 - Location Plan - 'Homeplan Design'

- Proposed floor plan and elevation plan - drawing no. HP/2536Bb PL / 18 / 05.1

Reason: To provide clarity to the permission.

- 3 No development, site clearance or earth moving shall take place or material or machinery brought on site until a method statement to protect and restore the Lytham Foreshore Dunes and Saltmarsh BHS from any damage that may occur during the development has been supplied to and agreed in writing by the local planning authority. All measures are to be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason: In the interests of the protection of the nearby Lytham Foreshore Dunes and Saltmarsh BHS site in accordance with Policy EP20 of the Fylde Borough Local Plan as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 The premises shall only be open for trade or business between 08:00 hours to 00:00 hours Monday to Sundays and Bank Holidays and there shall be no use of outside areas beyond 21:00 hours on any day. All doors and windows shall remain closed during the performance of amplified entertainment.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Policy EP27 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7 of the emerging local plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 588

2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 11

Application Reference:	18/0661	Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Chamberlain	Agent :	Abito Architects
Location:	LAND REAR OF RIDGEWAY COURT, SHEPHERD ROAD, LYTHAM ST ANNES		
Proposal:	REDEVELOPMENT OF LAND TO CREATE GARAGE SITE COMPRISING NINE SINGLE STOREY GARAGES WITH ACCESS FROM SHEPHERD ROAD		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

- Location Plan - drawing no. 018-06 (00) 01
- Proposed site and drainage plan - drawing no. 018-06 (01) 06 REV. A
- Proposed floor plans - drawing no. s 018-06 (01) 07 & 018-06 (01) 08
- Proposed elevation plans - drawing no. 018-06 (02) 01

Reason: To provide clarity to the permission.

- 3 The materials of construction and/or finish in respect of the garages hereby approved shall match those of the existing garages entirely to the satisfaction of the Local Planning Authority.

Reason: To ensure visual harmony in respect of the overall development in accordance with Policy GD7 of the Fylde Local Plan to 2032, Policy DH1 of the St. Anne's Neighbourhood Development Plan and the aims of the National Planning Policy Framework.

- 4 The layout of the development shall include turning provisions to enable vehicles to enter and leave the highway in forward gear at all times.

Reasons: In the interests of highway safety in accordance with Policies GD7 and T5 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 5 The surfacing and drainage of site for the development hereby approved shall be constructed as indicated on Abito Architects drawing no. 018-06 (01) 06 REV. A as listed in condition no. 2 of this approval.

Reason: To ensure an appropriate drainage and to prevent surface water flooding, in accordance with Policy CL2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 6 The garages hereby approved shall be for the parking of vehicles and domestic storage only. No trade or business or wholesale or retail sales shall take place at the garages including the

sale of motor vehicles and no power tools or machinery shall be used on the site.

Reason: In the interest of neighbour amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 12

Application Reference:	18/0680	Type of Application:	Change of Use
Applicant:	The Trustees of the Tymark Pension	Agent :	Shepherd Planning
Location:	14 STATION ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3AD		
Proposal:	CHANGE OF USE OF GROUND FLOOR PREMISES FROM RETAIL SHOP (USE CLASS A1) TO A SELF-CONTAINED ONE-BEDROOM FLAT (USE CLASS C3) INCLUDING ASSOCIATED EXTERNAL ALTERATIONS TO FRONT, SIDE AND REAR ELEVATIONS OF BUILDING		

Decision

Change of Use: - Granted

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Location, floor and elevation plans - drawing no. -PR-01 (18-434)

Supporting Reports:

- Design and Access Statement - Shepherd Planning August 2018

Reason: To provide clarity to the permission.

- 3 The materials of construction and/or finish in respect of the works hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

Reason: To ensure visual harmony in respect of the overall development in accordance with Policy GD7 of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 Prior to first occupation of the flat hereby approved a scheme for cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented and retained in its approved form thereafter.

Reasons: To promote this sustainable forms of transport in accordance with Policy T4 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 13

Application Reference:	18/0740	Type of Application:	Householder Planning Application
Applicant:	Mr K Velivela	Agent :	
Location:	223 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1ES		
Proposal:	RETROSPECTIVE APPLICATION FOR INSTALLATION OF 1.9M HIGH GATES TO CLIFTON DRIVE ACCESS AND ARCH-TOPPED PANELS OVER EXISTING FRONT BOUNDARY WALL TO GIVE OVERALL HEIGHT OF 1.65 METRES.		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

- 1 This permission / consent relates to the following details:
- Location Plan - by applicant received 19/09/2018
 - Aluminium Drive Gates - North Valley Forge Drawing dated 09/05/2018
 - Aluminium Infill Railings - North Valley Forge Drawing dated 26/04/2018
- Reason: To provide clarity to the permission.
- 2 Within 1 month of the date of this permission a soft landscaping scheme for the area of garden located immediately behind the means of enclosure to the site's southern boundary with Clifton Drive South hereby permitted (though with the exception of the gated access) shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include details of the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs, and a scheme for their future maintenance at a height that ensures that they provide a landscaped backdrop to the approved means of enclosure. The duly approved soft landscaping scheme shall be carried out during the first

planting season following the Local Planning Authority's approval of the scheme and the areas which are landscaped shall be retained as such thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within 10 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 assist in softening the appearance of the solid fence in this location in order to minimise its impact on the wider Clifton Drive South street scene in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.

Reason for Approval

- 1 The Committee concluded that the works undertaken to erect solid fence panels above the existing wall and construct 4m wide solid gates to the driveway were not of sufficient visual harm to result in a conflict with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.

Item Number: 14

Application Reference:	18/0752	Type of Application:	Variation of Condition
Applicant:	Fylde Council	Agent :	
Location:	TOWN HALL, SOUTH PROMENADE, LYTHAM ST ANNES, FY8 1LW		
Proposal:	VARIATION OF CONDITION 3 AND 6 OF PLANNING PERMISSION 11/0257 TO PROVIDE FOR REVISED EXTERNAL WORKS DRAWING WITH REVISED PARKING LAYOUT, REDUCED EXTENT OF LANDSCAPING, AND NEW CIVIC GARDEN FEATURE; AND TO ALLOW PARKING AREA TO BE AVAILABLE FOR PUBLIC USE WHEN NOT REQUIRED FOR TOWN HALL BUSINESS		

Decision

Variation of Condition: - Granted

Conditions and Reasons

- 1 This permission / consent relates to the following details:
 - Location Plan – Lancashire County Council drawing dated 24/03/2011
 - Proposed Ground Floor Office Layout – Fylde Council Drawing TS1009/12D
 - Proposed First Floor Office Layout – Fylde Council Drawing TS1009/13C
 - Proposed Second Floor Office Layout – Fylde Council Drawing TS1009/14C
 - Proposed Basement Office Layout – Fylde Council Drawing TS1009/15C
 - Proposed West Elevation – Fylde Council Drawing TS1009/20B
 - Proposed North Elevation – Fylde Council Drawing TS1009/21B
 - Proposed South Elevation – Fylde Council Drawing TS1009/22B
 - Proposed East Elevation – Fylde Council Drawing TS1009/23B
 - Proposed Bridge Sections – Fylde Council Drawing TS1009/25B
 - Proposed Drainage Layout – Fylde Council Drawing TS1009/28
 - Main Staircase Screens - Fylde Council drawing TS 1009/140 Rev A

- Front Door Details – T A Anders Ltd drawing AG_FTH_005
- Car Park Reconfiguration and Civic Garden - Fylde Council drawing TS 18003/01 Rev B

Reason: To provide clarity to the permission.

- 2 That prior to the commencement of any works on the enhancement and extension of the external area of the Town Hall site full details of the surface materials to be used in its finished appearance shall be submitted to and approved in writing by the local planning authority. The works shall thereafter be implemented in full accordance with this approved schedule of materials.

Reason: To ensure an appropriate finished appearance to the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.

- 3 Prior to the commencement of any works on the enhancement and extension of the external area of the Town Hall site full details of the landscaping works to be undertaken including the species, density of planting, phasing of planting and ongoing maintenance regime shall be submitted to and approved in writing by the Local Planning Authority. This planting shall be undertaken in accordance with the approved schedule and phasing and shall thereafter be maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure an appropriate finished appearance to the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.

- 4 Prior to the commencement of any works on the enhancement and extension of the external area of the Town Hall site details of a secure cycle facility for Town Hall visitor use shall have been submitted to and approved in writing by the local planning authority. This facility shall be provided prior to the first use of any part of the revised parking areas approved under this planning permission and retained thereafter.

Reason: To increase the opportunities and attractiveness for sustainable transport movements to be used to access the site in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

- 5 Prior to the commencement of any works on the enhancement and extension of the external area of the Town Hall site details of the number, location and timing of implementation of electric vehicle re-charging facilities shall have been submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the agreed phasing and retained in an operational condition thereafter.

Reason: To support the shift towards sustainable transport choices in accordance with criterion

i) of Policy T4 of the Fylde Local Plan to 2032.

- 6 Prior to the commencement of any works on the enhancement and extension of the external area of the Town Hall site details of the design to the paving and signage to surround the ceremonial flag pole as shown on the plan approved under condition 1 of this permission shall have been submitted to and approved in writing by the local planning authority. This facility shall be provided prior to the first use of any part of the revised parking areas approved under this planning permission and retained thereafter.

Reason: To ensure an appropriate finished appearance to the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.
- 7 Prior to the commencement of any works to develop the Civic Garden element of the development details of the design to the paving, seating, windbreak, gates and bin store gates within and around the Civic Garden shall have been submitted to and approved in writing by the local planning authority. This facility shall be provided in accordance with these approved details.

Reason: To ensure an appropriate finished appearance to the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.
- 8 Prior to the construction of any windbreak facility to the main entrance to the building facing St Annes Road West details of the design and materials of this windbreak shall have been submitted to and approved in writing by the local planning authority. The windbreak shall thereafter only be constructed in accordance with these approved details.

Reason: To ensure an appropriate finished appearance to the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and Policy DH1 of the St Annes Neighbourhood Plan.
- 9 Prior to its first use the car parking area shall be laid out as shown on the Car Park Reconfiguration plan listed in condition 1 of this planning permission with the respective visitor, mobility, delivery and standard parking bays appropriately indicated for their respective purposes. These areas shall remain available for the parking of vehicles at all times thereafter, with the parking areas available for public use when not required for Town Hall related business.

Reason: To provide an appropriate level and arrangement of parking on site to accord with Policy GD7 of the Fylde Local Plan to 2032.
- 10 That within 1 month of the closure of the central access / exit point to St Annes Road West to vehicular traffic that access / exit point shall be physically and permanently closed to vehicular traffic and the footway and kerb to the vehicle crossing reinstated, and the northern access / exit point St Annes Road West shall be widened with its vehicular crossing and kerb amended as shown on the plan listed in condition 1 to this permission. All highway works shall be undertaken to the Lancashire County Council specification for the Construction of Estate Roads.

Reason: To provide an appropriate standard of construction of the access points and to maintain the integrity and safety of the adopted highway network in accordance with Policy

Informative notes:

1. The reinstatement and extension of vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems