

Minutes

Development Management Committee



Date:	Wednesday, 10 June 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Peter Collins, Sandra Pitman, Tony Ford, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Albert Pounder.
Other Councillors:	Councillors Alan Clayton and Maxine Chew
Officers:	Andrew Stell, Clare Lord, Matthew Taylor, Rob Clewes, Katharine McDonnell
Members of the public:	Four members of the public were in attendance at 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.

Councillor Barbara Nash declared a personal interest in agenda item 4, application number 15/0176. The nature of the interest being that she was a resident of the same road.

Councillor Trevor Fiddler declared a personal and prejudicial interest in agenda item 4, application number 15/0215. The nature of the interest being that he knew the applicant. He withdrew from the meeting for the consideration of this item.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 29 April 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Julie Brickles for Councillor Elizabeth Oades

Councillor Sandra Pitman for Councillor Michael Cornah

4. Substitute Members at Development Management Committee

The Committee considered nominations for ten members to serve as substitutes on the Development Management Committee.

It was RESOLVED to nominate the following members to serve as substitutes on the Development Management Committee:

Councillor Julie Brickles Councillor Frank Andrews

Councillor Alan Clayton Councillor Angela Jacques

Councillor Maxine Chew Councillor Sandra Pitman

Councillor Peter Hardy Councillor Ray Thomas

Councillor Heather Speak Councillor Viv Willder

5. Development Management Matters

The Committee considered the report of Andrew Stell (Development Manager) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

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

(For the consideration of application number 15/0215 Councillor Fiddler left the room. Councillor Redcliffe took the Chair for the duration of the item).

6. List of Appeals Decided

Members were advised that no appeal decision letters had been received between 16/04/2015 and 29/05/2015.

It was RESOLVED to note the report.

7. Exclusion of the Public

Members of the committee were invited to consider passing a resolution to exclude the public from the meeting in accordance with the provisions of section 100A (4) of the Local Government Act 1972, on the grounds that the business to be discussed was exempt information defined in paragraph 5 of Schedule 12A of the Act, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

It was RESOLVED to exclude the public.

8. Exempt Item

The Committee considered a report from the Head of Planning and Regeneration regarding possible approaches to a planning appeal in relation to refusal of planning applications 14/0302 and 14/0735 at land off Willow Drive, Wrea Green.

Following a lengthy debate, the Committee RESOLVED that;

1. the case against the 100 dwelling scheme (14/0302) be maintained, but that officers and the consultant negotiate matters with the appellant's representatives to satisfactorily resolve the

transport, affordable housing and education matters through a legal agreement;

2. the case against the 49 dwelling scheme (14/0735) be revised by withdrawing opposition to the principle of development, but that officers and the consultant continue negotiations to satisfactorily resolve the transport, affordable housing and education matters through a legal agreement; and
3. the authority's negotiations with the appellant and agent on these matters be delegated to the Head of Planning and Regeneration, with direction from the Chairman and Vice-Chairman of Development Management Committee where appropriate.

Fylde Borough Council copyright [2015]

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 us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Development Management Committee Minutes 10 June 2015

Item Number: 1

Application Reference:	13/0562	Type of Application:	Outline Planning Permission
Applicant:	TWO BROOKS VALLEY LTD	Agent :	
Location:	GEORGES GARAGE, 45 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AD		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UPTO 7 DWELLINGS, WITH ACCESS FROM LYTHAM ROAD APPLIED FOR AND ALL OTHER MATTERS RESERVED.		

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

- 1
In the case of any 'Reserved Matter', application for approval shall be made not later than the expiration of three years beginning with the date of this permission, and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 2
Before any works are commenced on site, details of the reserved matters, namely appearance, landscaping, and scale, shall be submitted to and approved by the local planning authority and the development thereafter carried out in accordance with such approval.

The application was submitted in outline and details of these matters still remain to be submitted
- 3
This consent relates to the following plans and / or reports:
 - Site Location Plan - Dwg no. OS01, 02 August 2013
 - Proposed A3 Site Layout - Dwg no. 451/LRW/SLP, dated Feb 2015 and received by the LPA on 10 March 2015
 - Design & Access Statement produced by Two Brooks Valley and dated September 2013
For the avoidance of doubt and as agreed with the applicant / agent.
- 4
Prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where

appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 5 Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 6 Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 7 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 8 Prior to the commencement of development, a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with this plan, unless variations from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

- 9 That no works shall commence or be undertaken between the months of March and July

inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwellings.

- 10 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy approved under planning permission ref. 05/14/0833 and prepared by SKM Enviro (Final report dated September 2013 reference BHI_SKM_AH_001). The effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure completion of the site remediation and reduce the risk of pollution to controlled waters as a result of the development.

- 11 No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority, and thereafter been constructed and completed in accordance with the approved scheme.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 12 The new estate road/access between the site and Lytham Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within site

To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 13 Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Unless otherwise agreed in writing by the Local Planning Authority any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 2

Application Reference: 14/0770		Type of Application: Full Planning Permission
Applicant:	Keystone Design Associates	Agent :
Location:	48 PRESTON STREET, KIRKHAM, PRESTON, PR4 2ZA	
Proposal:	PROPOSED ERECTION OF THREE DETACHED DWELLINGS WITH ASSOCIATED GARAGES AND LANDSCAPING	

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be carried out in strict accordance with the approved plan(s) which accompany the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:

- Location Plan - A013/084/S/11
- Proposed plans and Elevations - A013/084/9/101 revision C
 - A013/084/P/102 revision B
 - A013/084/P/103 revision B
- Survey details for tress - A013/084/ST

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Notwithstanding any denotation on the approved plans samples of all the materials to be used for the house and garage elevations, roofs and for the hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To preserve the character of the Kirkham Conservation Area.

- 4 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 artifacts and street furniture, 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 in writing 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.

- 5 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.

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

- 6 Prior to any development activity commencing, retained trees shall be protected by erecting 'HERAS' fencing at the Root Protection Areas (RPAs) identified on the approved plan and a scheme shall be submitted detailing the phasing of development and this phasing plan shall be approved in writing by the Local Planning Authority.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

The 'HERAS' fencing shall not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must be agreed in advance with the Local Planning

Authority and must meet the requirements of BS3998:2010 Tree Work - recommendations.

The developer shall arrange a site meeting with the Local Planning Authority trees officer prior to the commencement of each phase and any amendments to the tree protection and development phasing plan identified at the meetings shall be incorporated into the trees protection and development phasing scheme.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

- 7 A full drainage scheme incorporating details of foul and surface water connections are to be submitted to the Local Planning Authority for approval prior to the commencement of development and subsequently only those works shall be implemented.

To ensure the provision of a satisfactory drainage scheme.

- 8 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B&C, D, E, F, G, H of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwellings which may adversely affect the character and appearance of the dwellings and the surrounding area.

- 9 Notwithstanding the provision of Classes A, B, C of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	Gates, walls, fences
B	New access
C	Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwellings which may adversely affect the character and appearance of the dwellings and the surrounding area.

- 10 The garages shall be used as private garages only and no trade or business shall be carried on, in or from the buildings.

To safeguard the amenities of the neighbourhood.

- 11 Prior to commencement full details of all boundary treatments, notwithstanding details on the approved plan, shall be provided to the Local Planning Authority for written approval. The boundary treatments shall be erected in accordance with these details prior to the first occupation of each dwelling and then maintained thereafter.

In the interest of visual amenity.

- 12 Prior to commencement a scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail for the written approval of the Local Planning Authority. The development shall be undertaken in accordance with this approved detail.

To ensure the safeguarding of existing features on site.

- 13 Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

To avoid the possibility of the public highway being affected by the deposit of mud and / or loose materials thus creating a potential hazard to road users.

- 14 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
 - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by securing revised plans during the course of the application which have overcome initial problems.

Item Number: 3

Application Reference:	14/0844	Type of Application:	Listed Building Consent
Applicant:	Keystone Design Associates	Agent :	
Location:	48 PRESTON STREET, KIRKHAM, PRESTON, PR4 2ZA		
Proposal:	LISTED BUILDING CONSENT FOR PROPOSED ERECTION OF THREE DETACHED DWELLINGS, TWO GARAGES AND LANDSCAPING WORKS IN CURTILAGE OF LISTED BUILDING		

Decision

Listed Building Consent :- Granted

Conditions and Reasons

- 1 The development must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be carried out in strict accordance with the approved plan(s) which accompany the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:

- Location Plan - A013/084/S/11
- Proposed plans and Elevations - A013/084/9/101 revision C
 - A013/084/P/102 revision B
 - A013/084/P/103 revision B
- Survey details for tress - A013/084/ST

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Notwithstanding any denotation on the approved plans samples of all the materials to be used for the house and garage elevations, roofs and for the hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To preserve the character of the Kirkham Conservation Area.

- 4 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 artifacts and street furniture, 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 in writing 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.

- 5 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.

- 6 The provisions of the landscaping scheme, when approved to the satisfaction of the Local Planning Authority, shall be implemented prior to the commencement of the application development in a timetable of works to be agreed in writing with the Local Planning Authority upon receipt of this decision notice. Prior to first occupation of any of the dwellings the trees identified to be planted shall be planted and any trees that are damaged or become severely diseased during the development period shall be replaced during the next planting season with trees of such a size and species as may be agreed in writing with the Local Planning Authority.

To ensure early establishment of the landscaping works to afford initial enhancement of the development and to safeguard the visual amenities of the neighbourhood.

- 7 Prior to commencement full details of all boundary treatments, notwithstanding details on the approved plan, shall be provided to the Local Planning Authority for written approval. The boundary treatments shall be erected in accordance with these details prior to the first occupation of each dwelling and then maintained thereafter.

In the interest of visual amenity.

- 8 Prior to commencement a scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail for the written approval of the Local Planning Authority. The development shall be undertaken in accordance with this approved detail.

To ensure the safeguarding of existing features on site.

Item Number: 4

Application Reference: 15/0060		Type of Application: Full Planning Permission	
Applicant:	Clifton Leisure Parks	Agent :	Barrs & Co Chartered Surveyors
Location:	CLIFTON FIELDS CARAVAN PARK, PEEL ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5JU		
Proposal:	PROPOSED REVISION OF INTERNAL LAYOUT OF 90 PITCH HOLIDAY TOURING CARAVAN SITE INCLUDING RELOCATION OF RECEPTION BUILDING, REVISED ROAD AND CARAVAN PITCH LAYOUT, RELOCATION OF PLAY AREA, AND PROVISION OF MAINTENANCE BUILDING.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:
 - Location Plan - Clifton Fields Caravan Park (previously Gillets Farm Caravan park)
 - Revised Touring Caravan Park Layout - Dwg No. 0468-6A Rev C
 - Proposed Reception/Site Office - scale 1:100
 - Proposed New Agricultural Storage Building (Plan and Elevations) - Dwg No. P5429-01
 - Proposed Details and Justification Statement - Prepared by Robert Barrs of Barrs & Co. Chartered Surveyors, dated 23 January 2015.

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Landscaping shall be carried out and preserved in accordance with the details shown on the approved drawing, Revised Touring Caravan Park Layout (dwg no. 0468-6A Rev C). 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.

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

- 4 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. Shrubs to be planted in accordance with percentage mix shown in the Plant Schedule and in groups containing 5, 7 and 9 plants of the same species. Adjoining groups to contain different species except for where a high proportion of one specie is used. trees to be planted in groups of 3 & 5 of the same specie or as a single specimen between groups. The hedge shall be planted in double staggered rows, 0.5 meters between the two rows and 0.5 meters between plants. trees to be planted at 10m centres and located between the staggered rows of hedge. Planted areas to be covered by a layer of bark mulch or similar to a depth of 75mm and maintained at that depth. 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.

- 5 The caravans stationed on the site the subject of this permission shall not be occupied as a person's sole, or main place of residence.

To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan (As Altered) October 2005.

- 6 The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan (As Altered) October 2005.

- 7 The site hereby approved and edged red on the approved plan shall only be used as a caravan site between the period 1 March and 18 January in the following year, with no caravans being occupied or remaining on the site outside of this approved period.

To enable the Local Planning Authority to retain control over the occupation of the site and to ensure non-permanent accommodation only on the site is secured in the interests of proper planning and the preserving the character of the area.

- 8 That the area edged red on the application hereby approved shall be used for the siting of no more than 90 caravan pitches, all of which shall be utilised by touring caravans with no statics, park homes, chalets or other such units.

To define the permission in the interests of clarity, highway safety and the character of the area.

- 9 The area approved for caravan use and the layout of caravans, roadways, open space and landscaping shall be implemented as shown on the approved drawing 'Revised Touring Caravan Park Layout' - dwg no. 0468-6A Rev C.

To adequately define the permission and ensure the efficient operation of the site in accordance with Policy SP2 and TREC 7 of the Fylde Borough Local Plan.

- 10 Prior to the first use of the extended caravan site hereby approved the existing hedge growth on the frontage of the site shall be reduced to and be permanently maintained henceforth at a height no greater than 1m above the crown level of the carriageway of Peel Road to provide a visibility splay. The visibility splay secured by this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Peel Road to points measured 90.0 metres in each direction along the nearer edge of the carriageway of Peel Road, from the centre line of the access.

To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

- 11 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmac, concrete or other approved materials.

To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- 12 Prior to the first use of the extended caravan site hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the play area as indicated on the approved drawing 'Revised Touring Caravan Park Layout' - dwg no. 0468-6A Rev C. This area shall be provided in accordance with the approved details prior to the first use of the extended caravan site and shall be retained at all times thereafter.

To provide an appropriate play facility for the visitors to the site.

- 13 Prior to the construction of the approved agricultural storage building detailed on the approved drawing 'Proposed New Agricultural Storage Building' dwg no. P5429-01) details of the proposed cladding and roof covering, including finished colour, are to 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.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

2.
 1. The operator is advised of the need for an application to amend their site licence to reflect any amendments to the site layout secured under this planning permission.
 2. During the course of development of the site the operator shall have regards to and follow the conditions as identified within the 1983 Model Standards for touring caravans.
 3. It is understood from the supporting documents that the existing old buildings which are set to be demolished are constructed from asbestos containing materials (ACM's). As part of the demolition the owner will need to undertake a risk assessment as to whether the demolition is likely to exceed the control limit for non-licensed asbestos work which is 0.6 asbestos fibres per cubic centimetre of air (0.6 f/cm³), measured over a 10 minute period. Any work which is likely to result in exposures at or above this level cannot be considered to be sporadic and low intensity and should therefore only be carried out by a licensed contractor. Information on asbestos licence contractors can be accessed via the following link-
<http://webcommunities.hse.gov.uk/connect.ti/asbestos.licensing/grouphome.>

Where it is identified that the above fibre count is not likely to be exceeded a further risk assessment will need to be undertaken to establish whether the work is required to be notified as "Notifiable Non-Licensed Work" (NNLW).

Further information is available from- <http://www.hse.gov.uk/asbestos/faq.htm>

Item Number: 5

Application Reference:	15/0151	Type of Application:	Outline Planning Permission
Applicant:	Coppice Farm LLP	Agent :	Gary Hoerty Associates
Location:	COPPICE FARM LAND, WEST MOSS LANE, WESTBY WITH PLUMPTONS		
Proposal:	RE-SUBMISSION OF 14/0550 - OUTLINE APPLICATION FOR THE ERECTION OF 4 BUILDINGS PROVIDING 1,400m ² OF LIGHT INDUSTRIAL ACCOMMODATION (CLASS B1C) FOLLOWING DEMOLITION OF EXISTING 8 TIMBER FRAME BUILDINGS (ACCESS AND SCALE APPLIED FOR AND ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - [a] The expiration of five years from the date of this permission;
 - or
 - [b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

Development Management Committee Minutes – 10 June 2015

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 3 and 5)

(Reserved matters are:-

1. Layout
2. Scale
3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 The premises shall be used for uses falling within Class B1(c) and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

To safeguard the amenities of the occupiers of the adjacent dwelling.

- 4 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times 07.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays not at any time on Sundays, Bank or Public Holidays

To safeguard the amenities of the occupiers of the adjacent dwelling.

- 5 No external storage (including goods, vehicles, scrap or waste) shall take place outside the buildings.

To safeguard the visual amenities of the area.

- 6 Prior to the commencement of development, details of provision for nesting barn owls, barn swallows and house sparrows and roosting opportunities for bats shall be submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be implemented in full before the use hereby permitted commences.

In order not to disturb or deter the occupation by bats or the nesting or roosting of Barn Owls, as both species are protected by the Wildlife and Countryside Act 1981.

- 7 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- 8 No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 7 has been constructed and completed in accordance with the scheme details.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 9 If demolition of the existing buildings on site takes place over 12 months after outline planning permission is granted then a further precautionary survey of the buildings shall be carried out prior to the commencement of demolition works. The survey report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition work's, and the works shall be carried out in accordance with the methodology for any mitigation identified in the further survey.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework

- 10 No development shall take place unless and until a Radar Mitigation Scheme (RMS) agreed with the operator (NATS) has been submitted to and approved in writing by Fylde Borough Council in order to mitigate the impact of the development on the NATS St. Annes SSR radar and associated air traffic management operations. The approved RMS shall be implemented prior to development taking place and shall thereafter be operated in full accordance with the approved scheme.

Reason: In the interests of aviation safety.

- 11 No demolition, construction or other works that may affect wintering birds shall take place in the wintering bird period (October to March inclusive).

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 12 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than 4.5 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants

- 13 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from

the undeveloped site following the corresponding rainfall event and including a 20% betterment. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, both on and off site.

- 14 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 10 March 2015, including the following plans:

CFL/635/1877/01

CFL/635/1877/02

FRA – 5785/R1 Rev A 26.03.15

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. 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
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.
3. This application relates to the change of use of the existing buildings. Any major collapse or requirement to undertake substantial areas of reconstruction / repair to facilitate the change of use will nullify this planning permission and a further application will be required to assess the different planning policy and other considerations raised by such works,

Item Number: 6

Application Reference:	15/0176	Type of Application:	Outline Planning Permission
Applicant:	Clifford House 2002 Ltd	Agent :	Firth Associates Ltd
Location:	34-36 ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PF		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF FOUR STOREY BUILDING PROVIDING 14 APARTMENTS WITH ASSOCIATED PARKING (ACCESS, LAYOUT AND SCALE APPLIED FOR)		

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the external appearance of the building and the landscaping of the site.

The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 3 This permission relates to the following plans:

- Drawing no. Orchard 1/009 Rev B – Existing site plan & location plan.
- Drawing no. Orchard 1/010 Rev E – Proposed site plan & ground floor.
- Drawing no. Orchard 1/110 Rev D – Proposed floor plans.
- Drawing no. Orchard 3/310 Rev D – Proposed elevations & street scene.

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to matters of access, layout and scale.

The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Matters of access, layout and scale have been applied for and any application for reserved matters must be in accordance with and/or not exceed the maximum parameters established as part of this permission.

- 4 No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

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

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

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 5 No development shall take place until details of finished floor levels for the building and external ground levels for its external areas have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure an acceptable relationship between the proposed development and surrounding buildings in accordance with the requirements of Fylde Borough Local Plan policy HL2.

- 6 No development 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. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed the pre-development rate.
- (iii) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the apartments are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 7 Notwithstanding the requirements of condition 3 of this permission, no development shall take place until a scheme for the design and construction of the site access, vehicle parking and other hardstanding areas (including their surface treatment and provision for the drainage of surface water from them) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The access, parking and hardstanding areas shall be constructed and made available for use in accordance with the duly approved scheme before any of the apartments are first occupied.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to achieve suitable visibility at the junction between the site access and Orchard Road in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. 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
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 7

Application Reference:	15/0187	Type of Application:	Variation of Condition
Applicant:	Mr Darrell Brooks	Agent :	
Location:	GEORGES GARAGE, 45 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AD		
Proposal:	VARIATION OF CONDITION 10 ON PLANNING PERMISSION 14/0833 TO ALLOW DEVELOPMENT OF 12 MARKET AND 4 AFFORDABLE DWELLINGS RATHER THAN 16 AFFORDABLE DWELLINGS		

Decision

Variation of Condition :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:
 - Location Plan - Dwg no. 451/PLW/LP, dated November 2014
 - Topographical Survey - Dwg no. TB-GG-01 Rev B, dated 05/12/2011
 - External Works Plan - Dwg no. 451/PLW/EXW Rev B, dated September 2014 and received by the Local Planning Authority on 08/12/2014
 - Proposed A3 Site Layout - Dwg no. 451/PLW/SLP, dated November 2014
 - Type A 2 Bed 2b4p Planning - 840sq ft - Dwg no. 451/PLW/2b4 Rev D, dated September 2014
 - Type B 3 Bed 3b5p Planning - 968sq ft - Dwg no. 451/PLW/3b5 Rev D, dated September 2014
 - 4 Block Configuration - Dwg no. 451/PLW/Com Rev C, dated September 2014
 - Design & Access Statement - Ref. 451/PLW/DAS, dated November 2014
 - Lytham Road Remediation Statement - Ref. BHI_SKM_AH_001, dated September 2013

For the avoidance of doubt and as agreed with the applicant / agent.

- 3 The external materials to be used in the development hereby approved shall accord entirely with those samples submitted to the local planning authority and described in the email from Darrell Brooks, dated 24 November 2014. Any modification thereafter shall be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 4 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, areas of landscaping and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future.

- 5 That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 6 The 'Post Lane Construction Plan' submitted as part of the application is to be implemented and fully accorded with during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 7 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

To ensure that appropriate measures are taken to provide suitable drainage from the site as required by Policy EP25 of the Fylde Borough Local Plan.

- 8 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

This development shall be completed maintained and managed in accordance with the approved details.

To ensure a satisfactory means of drainage is provided and that there is no increase in the volumes of surface water discharge from the site.

- 9 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy prepared by SKM Enviros (Final report dated September 2013 reference BHI_SKM_AH_001) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure completion of the site remediation and reduce the risk of pollution to controlled waters as a result of the development.

- 10 The development hereby approved shall comprise of not less than 30% affordable housing (4No. dwellings in this approved development) 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:
1. 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;
 2. 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 (or in line with the relevant legislation and guidance that is applicable at the time)
 3. 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 that the appropriate number of dwellings remain affordable in perpetuity and so meet the identified local need under the Fylde Borough Council Interim Housing Policy as required by guidance in para 50 of NPPF..

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 8

Application Reference:	15/0215	Type of Application:	Householder Planning Application
Applicant:	Ms Fiddler	Agent :	Clover Design
Location:	69 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HS		
Proposal:	PROPOSED TWO STOREY REAR EXTENSION WITH JULIETTE BALCONY		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

To ensure visual harmony in respect of the overall development.

- 3 This consent relates to the following plans and / or reports:

- Location Plan - project 15-005, drawing 1001
- Existing plans and Elevations - project 15-005, drawing 1000
- Proposed plans and Elevations - project 15-005, drawing 1100 rev c

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

Item Number: 9

Application Reference:	15/0219	Type of Application:	Householder Planning Application
Applicant:	Mr Rushton	Agent :	Firth Associates Ltd
Location:	23 WESTBY STREET, LYTHAM ST ANNES, FY8 5JF		
Proposal:	PROPOSED FIRST FLOOR EXTENSION TO REAR WITH JUILETTE BALCONY, ADDITION OF WINDOW TO SIDE GABLE AND ALTERATIONS TO EXISTING REAR ELEVATION		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in form, colour, and texture.

To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building.

- 3 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 31 March 2015, including the following plans:

Proposed elevations and section - Westby 3/310 Rev C
Proposed plans - Westby/1/110 Rev D

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.