

Development Management Committee



Date:	Wednesday, 4 September 2013
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Tim Armit, Susan Ashton, Julie Brickles, Peter Collins, Charlie Duffy, Dr Trevor Fiddler, Peter Hardy, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather A Speak, Vivienne M Willder
Other Councillors:	Councillors Barbara Nash, Cheryl Little
Officers:	Ian Curtis, Mark Evans, Paul Rossington, Andrew Stell, Mike Atherton, Lyndsey Lacey, Sharon Wadsworth
Members of the public:	About eight members of the public were in attendance

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and that any personal or prejudicial interests should be declared as required by the Council's Code of Conduct.

Councillor Charlie Duffy declared a pecuniary interest in planning application 13/0152 relating to AXA Data Centre, West Cliffe, Lytham St Annes and took no part in the discussion or voting thereon.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 31 July 2013 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Susan Ashton for Councillor Nigel Goodrich

Development Management Committee – 31 July 2013

Councillor Christine Akeroyd for Councillor Fabian Craig- Wilson

Councillor Elizabeth Oades for Councillor Maxine Chew

Councillor Julie Brickles for Councillor Kiran Mulholland

4. Development Management matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out 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.

5. List of Appeals

Members were provided, for information, with appeal decision letters received between 22 July and 21 August 2013 and RESOLVED to note the decisions.

Development Management Committee Minutes

04 September 2013

Item Number: 1

Application Reference:	13/0152	Type of Application:	Outline Planning Permission
Applicant:	AXA	Agent :	Lambert Smith Hampton
Location:	AXA DATA CENTRE, WEST CLIFFE, LYTHAM ST ANNES, FY8 5DR		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF UP TO 45 DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission:- Approved subject to the completion of a Section 106 agreement in order to secure:

- provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- a financial contribution of up to £80,000 towards securing public realm works in the vicinity of the site,
- a financial contribution of up to £327,279 towards improving the availability of education facilities in the area to serve the needs of the occupants of the proposed dwellings

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.

and subject to the following conditions:

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.

- 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 of Layout, Scale, Appearance and Landscaping
This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 That in the event that the development is not commenced by April 2014 a further survey of the building and trees on site for the presence of roosting or breeding bats shall be undertaken by a suitably qualified person. The results of this survey shall be submitted to the Local Planning Authority for written approval, along with any mitigation works should bats be found to be present at that time.

Reason: To safeguard protected species in accordance with Policy EP19 of the Fylde Borough Local Plan (as altered 2005) and the Framework

- 4 Prior to the commencement of development detailed proposals for the incorporation of enhancement features into the scheme suitable for use by roosting bats and by nesting birds shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure an enhancement for biodiversity in accordance with the Framework and policy EP19 of the Fylde Borough Local Plan(as altered 2005)

- 5 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
- (c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.
- (d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and

subsequent dwellings.

Reason: In the interests of the amenity of future occupants as the proposal is for a sensitive end use

- 6 The hours of construction and associated site works shall be restricted to:

08.00 – 18.00 Mondays to Friday

08.00 – 13.00 Saturday

No work activity on Sundays or Bank Holidays

Reason: In the interest of neighbouring residential amenity

- 7 No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for separate systems, together with any necessary surface water regulation system restricting surface water runoff from the site to 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding.

- 8 Prior to the commencement of construction on any of the dwellinghouses a scheme that secures all necessary highway measures for the development shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. This scheme shall include the phasing of all necessary works and shall be implemented in line with the agreed phasing.

The works are to include: the alteration of the access to West Cliffe to provide for the required standard of vehicular and pedestrian access to the residential development, the provision of a secondary pedestrian / cycle route to Wharf Street, and the improvement of the two bus stops closest to the site Warton Street to Quality Bus Standard.

Reason: To ensure the provision all necessary highway improvements in the interests of pedestrian and highway safety as required by Policy HL2 of the Fylde Borough Local Plan

- 9 That the new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before the construction of any dwellings hereby permitted commences.

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

- 10 Prior to commencement of development details of a scheme to provide public open space and play facilities as required by Policy TREC17 of the Fylde Borough Local Plan, including maintenance details and a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. Provision and maintenance shall be carried out in accordance with the approved details.

Reason: To ensure that the development provides an appropriate level of open space for

the benefit of its residents as required by Policy TREC17 of the Fylde Borough Local Plan and para 69 and 73 of the NPPF.

- 11 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This plan shall include the location of any site compound, delivery vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction works and times of deliveries. The development shall be implemented in accordance with the approved Construction Plan.

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

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: 13/0231		Type of Application: Full Planning Permission	
Applicant: Squires Gate Lane Ltd/Muir Housing		Agent : CLA Architects	
Location: LAND SOUTH OFF BRIDGESIDE , LYTHAM ST ANNES, FY8 2SN			
Proposal: PROPOSED CONSTRUCTION OF 22NO. TWO STOREY DWELLINGS			

Decision

Authority to grant full planning permission delegated to the Head of Planning and Regeneration subject to

1. The holding Direction issued by Blackpool Airport being withdrawn; and
2. The completion of a s106 agreement to secure:
 - a. Appropriate delivery and management of the affordable houses
 - b. Unless acceptable alternative arrangements have been made, delivery of a suitable scheme of public open space / play provision in the vicinity of the site; or a payment of an appropriate sum of up to £30,000 towards public open space improvements be made prior to the first occupation of any dwelling comprised in the application development.

and subject to the following conditions:

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 That the development hereby approved shall relate to the following drawings:

- Location Plan – CLA Drawing 13-002-01
- Site Survey – Chris Partington Land Surveys drawing 160113CP-01
- Proposed Site Plan - CLA drawing 13-002-10 Rev G
- Proposed Plans and Elevations Block A - CLA drawing 13-002-11 Rev B
- Proposed Plans and Elevations Block B - CLA drawing 13-002-12 Rev B
- Proposed Plans and Elevations Block C - CLA drawing 13-002-13 Rev B
- Proposed Plans and Elevations Block D - CLA drawing 13-002-14 Rev B
- Proposed Plans and Elevations Block E - CLA drawing 13-002-15 Rev B
- Proposed Plans and Elevations Block F - CLA drawing 13-002-16 Rev B
- Proposed Plans and Elevations Block G - CLA drawing 13-002-17 Rev B
- Proposed Plans and Elevations Block H - CLA drawing 13-002-18 Rev B
- Proposed Streetscapes - CLA drawing 13-002-19 Rev B
- Design and Access Statement – CLA ref 13-003 D&A Issue 01
- Affordable Housing Statement
- Noise Assessment – ADC ref ARR/PPN/2141.01
- Ecological Impact Assessment – Knowsley Ecology ref 13/00056/AECON
- Bat Survey Report – Knowsley Ecology ref 13/00056/AECON
- GeoEnvironmental Report Phase I and II – CC Geotechnical Ltd

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

- 3 No development shall take place until a schedule of all materials to be used on the external walls and roofs of the dwellings hereby permitted has been 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. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of finished appearance to the development as required by criteria 2 of Policy HL2 of the Fylde Borough Local Plan.

- 4 That prior to the commencement of any construction of the dwellings hereby approved, a detailed schedule of materials external surfaced areas to the dwellings, roadways and other external surfaced areas to the communal part of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with this agreed schedule.

Reason: To secure a satisfactory standard of finished appearance to the development as required by criteria 2 of Policy HL2 of the Fylde Borough Local Plan.

- 5 That prior to the commencement of the construction of the dwellings hereby approved, a plan to indicate the routing for all boundary treatments around the site perimeter (including any acoustic fencing), between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. This plan shall be supported by elevational sample drawings of the various boundary treatments that are proposed, with the boundaries constructed prior to the first occupation of the respective dwellings which they surround and then retained in that form thereafter.

Reason: 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.

- 6 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This plan shall include the location of any site compound, delivery vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction works and times of deliveries. The development shall be implemented in accordance with the approved Construction Plan.

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

- 7 That no works shall be undertaken on the construction of the dwellings hereby approved until the access points to the site from The Brambles to the south and from Hornsey Avenue to the east as shown on the Proposed Site Plan approved under condition 2 of this permission have been provided to at least base course level. These access points shall be retained available for use during construction and occupation of the dwellings at all times thereafter.

To ensure that the site has an appropriate standard of access as required by Policy HL2 of the Fylde Borough Local Plan.

- 8 That the dwellings to Plots 19-22 (inclusive) shall be constructed with pedestrian gate access direct to Bridgeside prior to the first occupation of those dwellings, and these shall remain available for use at all times thereafter.

To secure improved permeability of the site and to facilitate a convenient access to services in the village as required by Policy HL6 of the Fylde Borough Local Plan

- 9 Prior to the first occupation of any dwelling hereby approved the existing pedestrian footway network on The Brambles shall be extended to serve the site and facilitate a continuous pedestrian route from the site to the main highway network. This route shall then be retained available for pedestrian use at all times thereafter.

To secure improved permeability of the site and to facilitate a convenient access to services in the village as required by Policy HL6 of the Fylde Borough Local Plan

- 10 That the building demolition, site clearance, and all works associated with the

construction of the dwellings shall be undertaken in full accordance with the findings of the Phase II GeoEnvironmental Report by CC GeoEnvironmental Ltd reference CCG-C-13/7034.

To minimise the risk to human health and other contaminations during the construction of the properties and thereafter as required by Policy EP29 of the Fylde Borough Local Plan.

- 11 That prior to the commencement of construction of the dwellings a fully detailed landscaping plan for the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall incorporate the details shown on the Proposed Site Plan hereby approved and include a native species landscape buffer between the western boundary of the site and the Biological Heritage Site on the railway land.

These landscape works shall be implemented no later than the first available planting season following the completion of the construction of the development, and subsequently shall be maintained for a period of no less than 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 in accordance with Policy EP14 of the Fylde Borough Local Plan, and to provide protection from invasion of the adjacent BHS as required by Policy EP17.

- 12 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 street lighting, signage, drains and boundary treatments that lie within these areas and are not to be adopted by the local highway authority, and the areas edged blue on the submitted Deed Plan. 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 as required by Policy EP14 and HL2 of the Fylde Borough Local Plan.

- 13 Prior to the commencement of development a detailed levels plan indicating the 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.

Reason: To ensure that the development is appropriately related to the surrounding

residential properties and land levels in accordance with criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan.

- 14 Prior to the commencement of construction on any of the dwelling houses details of the means of surface and foul water drainage of the site shall be submitted to and approved in writing by the local planning authority. These shall be drained on separate systems with the foul water drainage discharging only to the Clifton Marsh WWTW and the surface water discharge from the site attenuated to no more than 5 l/s. The approved scheme shall be implemented during the development and shall include that the development is drained on a separate system with only foul drainage connected into the foul sewer.

Reason: To ensure that the foul water drainage of the site can be achieved and implemented as required by Policy EP25 of the Fylde Borough Local Plan

- 15 That development works shall not commence in the months of March - August inclusive, unless a walkover survey of the site and its boundary hedges has first been undertaken to establish the presence of any sites which could provide nesting opportunities to birds. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting site shall be submitted to the Local Planning Authority and approved in writing, with the development undertaken in accordance with this approved scheme.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan

- 16 Prior to commencement of development details of an on-site Local Area of Play, including maintenance details and a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. Provision and maintenance shall be carried out in accordance with the approved details.

Reason: To ensure that the development provides an appropriate level of open space for the benefit of its residents given the separation of the site from the existing facilities available in the village as required by Policy TREC17 of the Fylde Borough Local Plan and para 69 and 73 of the NPPF.

- 17 That in the event that bats or any other protected species is unexpectedly encountered before or during site clearance or development work, such work shall immediately cease and the area involved shall be securely fence to avoid the potential for further disturbance of the area until specialist advice has been sought from a suitably qualified ecologist and an appropriate mitigation strategy had been designed, and agreed in writing by the Local Planning Authority. If required, the development shall thereafter be implemented in accordance with the agreed mitigation strategy.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan

- 18 That prior to the commencement of any development a fully detailed method statement for the avoidance of impacts on reptiles as a consequence of the development of the site shall be submitted to and approved in writing. This statement shall be implemented in full during the construction of the dwellings hereby approved.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan.

- 19 That prior to the commencement of construction works on the dwellings hereby approved, the Japanese Knotweed infestation on the site shall be eradicated using the methods explained in section 14.2 the Phase II GeoEnvironmental Report by CC GeoEnvironmental Ltd reference CCg-C-13/7034.

To ensure the effective removal of this invasive non-native species in the interests of the protection of native plant species in accordance with Policy EP17 and Policy EP14 of the Fylde Borough Local Plan.

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. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning 01772 538800 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.
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:
 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

Item Number: 3

Application Reference: 13/0293		Type of Application: Full Planning Permission	
Applicant:	Mr Broughton-McCabe	Agent :	England & Lyle
Location:	209 INNER PROMENADE, LYTHAM ST ANNES, FY8 1EA		
Proposal:	1) RETROSPECTIVE APPLICATION FOR EXISTING BRICK BOUNDARY WALL AND BRICK PIERS TO INNER PROMENADE AND MYRA ROAD FRONTAGES, WITH EXISTING RAILING INSERTS REVISED BY REMOVAL OF ARCH-TOPS AND FINIALS. 2) RETROSPECTIVE APPLICATION FOR EXISTING VEHICULAR AND PEDESTRIAN GATES.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

- 1 Within one month of the date of this decision the inset railings shall be reduced in height such that 'arch top' is removed and the railings sit within the brick piers along the boundary marked 'BT1' on the approved plan.

To secure an appropriate scale of railings and boundary treatment to respect the visual amenity and character of the locality as required by Policy HL5

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: 4

Application Reference: 13/0315		Type of Application: Full Planning Permission
Applicant:	Mr Leslie Booth	Agent :
Location:	FRECKLETON BOAT YARD, POOLSIDE, FRECKLETON, PRESTON, PR4 1HB	
Proposal:	PROPOSED SINGLE STOREY EXTENSION TO EXISTING WORKSHOP	

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 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.

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: 5

Application Reference: 13/0319		Type of Application: Full Planning Permission	
Applicant:	RG & JM Towers	Agent :	Ian Pick Associates Ltd
Location:	LAND ADJACENT TO COMMUNICATIONS MAST, BRADKIRK HALL FARM, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA		
Proposal:	PROPOSED ERECTION OF 2 NO AGRICULTURAL BUILDINGS FOR BROILER REARING, LINK CONTROL ROOM, 3 NO. FEED BINS, HARDSTANDING, ACCESS ROAD AND NEW HIGHWAY ACCESS TO WEETON ROAD.		

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 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 The development shall be carried out in accordance with the specifications contained in 'Plant Noise Assessment' report carried out by Matrix Acoustic Design Consultants dated 20th March 2013 and the 'Assessment of the Odour Impact for the proposed poultry units' compiled by ADAS dated 23rd April 2013.

In the interests of neighbour amenity.

- 4 Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority for the alterations to the existing ground levels on the site indicating existing and proposed levels and the nature of the proposed works in sectional detail, the scheme shall include the location that the removed spoil is to be positioned and how it is to be graded and landscaped. Thereafter the works shall be carried in accordance with that approved scheme.

In the interests of safeguarding the visual amenity and existing features on the site.

- 5 Prior to the commencement of development details of the excavation of the attenuation pond shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include the position of the removed spoil and the works shall be carried in accordance with that approved scheme.

In the interests of safeguarding the visual amenity and prevention of water pollution.

- 6 Prior to the commencement of development a full scheme and programme for the landscaping of the site, as indicated on the 'Landscape and Visual Impact Assessment' report carried out by 'Stone and Bean Associates' REV A dated 24th May 2013 shall be submitted to and approved in writing by the Local Planning Authority. 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 an implementation programme. The scheme shall address the provision of adequate compensation for loss of hedgerow and breeding bird opportunities. The scheme shall demonstrate that all unavoidable ecological impacts will be adequately off-set and that biodiversity will be maintained and enhanced. The agreed 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.

To enhance the quality of the development in the interests of the amenities of the locality and to protect the habitat of protected species and the biodiversity of the area.

- 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. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

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

- 8 No part of the development shall be commenced until full details of the construction of the access to Weeton Road (including the provision of visibility splays in both directions of a size to be agreed that will enable safe use of the access point by vehicles to the site) and the junction construction details have been submitted to and approved in writing by the Local Planning Authority. This scheme shall be fully implemented prior to the commencement of construction works on the buildings hereby approved.

To enable all construction and operational traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

- 9 The proposed access from the site to Weeton Road shall be constructed to a width of 8 metres and this width shall be maintained for a distance of 20 metres back from the edge of the carriageway into the site as measured back from the nearside edge of the carriageway.
- To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.
- 10 That any gateposts to be erected at the access shall be positioned 20 metres behind the nearside edge of the carriageway, with any gates fitted so that they open away from the highway.
- To permit vehicles to pull clear of the carriageway when entering the site.
- 11 That part of the access extending from the highway boundary for a distance of 20m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other such solid surface material.
- 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 commencement of development details of any fencing proposed for the site shall be submitted to and agreed in writing by the Local Planning Authority, thereafter only the approved form of fencing shall be erected and maintained on the site.
- In the interests of the overall visual amenity of the countryside area.
- 13 Prior to the commencement of development a schedule of the times that heavy goods vehicles associated with the construction and operational use of the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be operated in accordance with this agreed schedule.
- In the interest of protecting neighbour amenity.
- 14 No works shall commence until a mitigation method statement to demonstrate how impacts on amphibians, reptiles and badgers will be avoided has been submitted and approved in writing by Fylde Borough Council in consultation with their ecological advisors. This shall include a pre-works check for badgers immediately prior to works. The approved method statement shall be implemented in full during construction.
- The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.
- 15 In the event that any protected species is unexpectedly encountered before or during site clearance or development work, then work shall stop until specialist advice has been sought regarding the need for a licence from Natural England and/or the implementation of necessary mitigation measures.
- The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural

Environment and Rural Communities Act 2006 and The Protection of Badgers Act 1992.

- 16 Vegetation clearance works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

- 17 That all trees and hedgerows scheduled to be retained in or adjacent to the application site will be adequately protected during construction, in accordance with existing guidelines (e.g. *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*).

In the interests of preserving protected species and their habitats, and the quality of tree cover in the interests of the rural character of the area.

- 18 That external lighting associated with the development shall be minimised and shall be designed to avoid excessive light spill and shall not illuminate potential bat habitat (e.g. hedgerow, trees/woodland) and or/ bird breeding places. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2009*).

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

Informative notes:

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director in the first instance to ascertain the details of such an agreement and the information to be provided.
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. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning 01772 538800 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.
3. 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
4. Licences from Natural England may be required if protected species will be affected.

Item Number: 6

Application Reference: 13/0329		Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Andrews	Agent :	De Pol Associates Ltd
Location:	THE PADDOCK, BACK LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HP		
Proposal:	PROPOSED PORTAL FRAMED BUILDING TO PROVIDE AN INDOOR SAND SCHOOL.		

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 The building hereby approved shall be for the private and personal use of the applicant and his/her immediate family only, and shall not be used for any commercial purposes.

To enable the Local Planning Authority to retain control over the development and to ensure there is no detriment to the amenity of nearby residential properties.

- 3 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 4 No vegetation clearance works or other works that may affect nesting birds shall take place between 01 March and 31 August inclusive, unless further surveys/inspections by a competent ecologist show that nesting birds would not be affected.
- To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling
- 5 All trees and hedgerows adjacent to the application area shall be adequately protected during construction, in accordance with existing guidelines (e.g. BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations).
- To ensure that disturbance to potential wildlife habitats within the site is minimised during the construction of the dwelling

Informative notes:

- 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: 7

Application Reference: 13/0333		Type of Application:	Outline Planning Permission
Applicant:	Mr & Mrs Fenton	Agent :	
Location:	BRYNING HALL FARM, BRYNING HALL LANE, BRYNING WITH WARTON, PR4 3PP		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF AN AGRICULTURAL WORKERS DWELLING		

Decision

Outline Planning Permission: - Authority to grant planning permission delegated to the Head of Planning & Regeneration following the satisfactory conclusion of discussions with the applicant regarding the details of the application to ensure that it is appropriately located on the site and that the occupation of the existing farmhouse continues to be related to the agricultural activity at Bryning Hall Farm

N.B. Following discussion with the applicant, the following conditions are proposed:

Conditions and Reasons

- 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.

- 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 all the following reserved matters: Layout, Scale, Appearance, Access, Landscaping.

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

- 3 The occupation of the dwelling hereby approved 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 commercial equine related activities or in forestry (including any dependants of such a person residing with him / her), or a widow or widower of such a person.

The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the adjoining land for agriculture purposes and the condition is imposed in order to preserve the character and nature of this rural area.

- 4 Prior to the commencement of any development hereby approved a schedule of the materials for the walls of the dwelling, for the roof, and for any external hard surface areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development.

To ensure an appropriate finished appearance to the development in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 5 Prior to the commencement of any development details of the boundary treatments to the site including their materials, colour and heights shall be submitted to and approved in writing by the Local Planning Authority. These treatments shall be erected prior to first occupation of the dwelling hereby approved.

To ensure an appropriate screening and definition of domestic curtilage to the dwelling in the interest of preserving the open character of the green belt and the relationship with neighbouring land uses.

- 6 That the access to the dwelling hereby approved shall be taken from an extension of the existing access point to Bryning Hall Farm that serves that dwelling, and shall not result in an additional vehicular access to Bryning Hall Farm

To minimise the number of access points to the highway in the interests of highways safety as required by Policy HL2 of the Fylde Borough Local Plan

- 7 Prior to the first occupation of the dwelling, details for the parking and any accompanying turning arrangements for the dwelling shall be provided and in accordance with a scheme that has been previously submitted to and approved in writing by the Local Planning Authority.

To ensure that vehicles have an appropriately surfaced area to enable on-site parking and turning of vehicles as required by Policy HL2 of the Fylde Borough Local Plan

- 8 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A - G (inclusive) of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage 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 Hard standing
- G Fuel containers
- H Satellite antenna]

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

- 9 Prior to the commencement of development details of the foul and surface water connections for the dwelling hereby approved are shall be submitted to the Local Planning Authority and approved in writing. These connections shall be implemented during construction and retained thereafter.

To ensure the provision of a satisfactory drainage scheme as required by Policy HL2 of the Fylde Borough Local Plan.

- 10 That in the event that the development is not commenced by July 2014 a further survey of the building and trees on site for the presence of roosting or breeding bats shall be undertaken by a suitably qualified person. The results of this survey shall be submitted to the Local Planning Authority for written approval, along with any mitigation works should bats be found to be present at that time.

Reason: To safeguard protected species in accordance with Policy EP19 of the Fylde Borough Local Plan (as altered 2005) and the 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

Reason for Approval:

In making the decision to approve application 13/0333, the committee disagreed with the recommendation in the report for the following reason:

The application demonstrates that there is an established existing functional need for an additional workers dwelling in the area to support the management of the agricultural activity at Bryning Hall Farm, and that this need cannot be met by any existing property that is available in the locality of the Farm. There are no other planning interests that would prevent development of the site as proposed and so the development is considered to accord with the requirements of Policy SP10 of the Fylde Borough Local Plan and guidance in para 55 of the NPPF.

Item Number: 8

Application Reference:	13/0364	Type of Application:	Outline Planning Permission
Applicant:	Michael's Restaurant	Agent :	CFM Consultants Ltd.
Location:	PENNINE VIEW, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF TWO AND THREE STOREY BUILDING PROVIDING 12 NO. APARTMENTS WITH ASSOCIATED ACCESS, PARKING AREA, BIN STORE AND OTHER ASSOCIATED WORKS (ACCESS, APPEARANCE, LAYOUT AND SCALE APPLIED FOR)		

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.

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

No. (5)

(Reserved matters are: - 1. Layout
2. Scale

3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of this matter still remains to be submitted.

- 3 Notwithstanding any denotation on the approved plans, samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority, prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

- 4 Prior to the commencement of development or before the premises are first occupied for the approved use, a scheme shall be agreed with the Local Planning Authority for the insulation / soundproofing of the premises.
The scheme shall thereafter be implemented and subsequently retained to the satisfaction of the Local Planning Authority.

To safeguard the amenities of the occupiers of the adjacent attached properties.

- 5 A scheme for the external lighting of the building / premises / site curtilage [including degree of illumination] shall be submitted to and implemented to the satisfaction of the Local Planning Authority; any addition or alteration to the scheme shall be agreed in writing with the Authority.

In the interests of visual / residential amenity.

- 6 The car parking area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site, their visitors or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with the Council's adopted standards.

- 7 Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 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.

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

- 8 Prior to the commencement of the development, full details of the means of foul sewerage and surface water treatment and disposal shall be submitted to and approved by the Local Planning Authority; the facilities shall be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the

development.

To ensure satisfactory sewage treatment and surface water disposal on the development site.

- 9 Prior to the first occupation of any of the residential units hereby approved, all existing advertisements shall be removed from the site.

In the interests of improving the visual amenity of the locality and as the continued presence of the existing advertisements would be inappropriate at a residential site.

- 10 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.

- 11 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 arboricultural 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.

- 12 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tar-macadam, concrete, block pavements, 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.

- 13 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out and the vehicular turning space shall be laid out and be available for use before the development is brought into use.

Vehicles reversing to and from the highway are a hazard to other road users.

- 14 The visibility splay to be the subject of 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 access road into the site from the continuation of the nearer edge of the carriageway of Weeton Road to points measured 70m in each direction along the nearer edge of the carriageway of Weeton Road from the centre line of the access to the site and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority

To ensure adequate visibility at the site access

- 15 Before the development hereby permitted becomes operative, the existing hedge on the highway frontage of the site to Weeton Road shall be reduced to and permanently maintained henceforth at a height of 0.6m above the crown level of the carriageway of Weeton Road.

To ensure adequate pedestrian/vehicular inter visibility for the drivers of vehicles entering and leaving the site.

- 16 The proposed ground and first floor kitchen windows in the south eastern elevation of the development hereby approved shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority fitted within a none opening frame and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 17 Prior to the commencement of the development hereby approved, a scheme for the storage of refuse receptacles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the occupation of the first dwelling and maintained to the satisfaction of the Local Planning Authority.

In order 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