

Minutes

Development Management Committee



Date:	Wednesday, 7 October 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades
Other Council members:	Councillors Maxine Chew, Paul Hayhurst, Sandra Pitman
Officers:	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Michael Eastham, Lyndsey Lacey, Stephen Smith, Matthew Taylor
Members of the public:	Approximately 22 members of the public were in attendance during the course of the day.

Procedural Items

Public Speaking at the Development Management Committee

In accordance with the public speaking arrangements for the Development Management Committee, 9 members of the public addressed the committee on various applications detailed on the agenda.

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 Linda Nulty declared a personal and prejudicial interest in planning application no: 15/0309 relating to Mill Farm Ventures, Fleetwood Road, Medlar with Wesham and withdrew from the meeting during the consideration and voting of this item.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 9 and 16 September 2015 as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members in attendance at the meeting.

Decision Items

4. Development Management Matters

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

(The Vice-Chairman, Councillor Richard Redcliffe was in the chair during consideration of planning application no 15/0384 relating to 314 Clifton Drive North, St Annes)

5. List of Appeals Decided

Members were advised of an appeal decision relating to Rossendale Nursing Home, Lytham St Annes that had been received between the period 28 August and 23 September 2015.

IT WAS RESOLVED to note the report.

6. Infrastructure Delivery Plan (The IDP)

Members of the committee were presented with an updated report on the production of a Draft Infrastructure Delivery Plan (IDP) which would accompany the new Fylde Local Plan. Details with regard to this matter were set out in the report.

The committee was advised that Infrastructure providers had been involved in the preparation of the draft IDP in order to ensure that all of the requisite infrastructure is in place to overcome existing shortfalls and to accommodate the level of growth proposed in the Local Plan. The comments of the infrastructure providers had been used to inform the preparation of both the IDP and the RPO version of the Local Plan. The technical assessments would be made available as part of the public consultation into the RPO version of the Local Plan and the IDP, which is planned to commence on 15 October 2015 for seven weeks.

Michael Eastham (Principal Planning Officer-Policy) was invited to the table to address any questions arising from the report.

Following consideration of this matter it was RESOLVED:

1. To issue the draft Infrastructure Delivery Schedule alongside the Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. That delegated authority is given to the Head of Planning & Regeneration (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make typographical amendments to the text of the draft Infrastructure Delivery Plan (the IDP).

7. The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Warton) Local Development Order No 1 (2015) in the Infrastructure Delivery Plan (The IDP)

Stephen Smith (Economic Development Officer) was invited to present a brief overview of the report.

Members were reminded that Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act 2004 to allow local planning authorities to extend permitted development rights for certain forms of development. In 2012, the Council adopted the 'LDO Warton No. 1 2012' to help facilitate investment and development in the Lancashire Enterprise Zone at Warton. This LDO expired on 5th October 2015 and BAE Systems had requested an extension of the benefits it grants. This report set out the background to LDOs and Enterprise Zones and provided a description of the benefits granted by the proposed LDO (LDO Warton No.1 2015 as attached at appendix 1 of the report).

Included in the appendix to the report was a summary report of the results of a public consultation on the proposed LDO (Statement of Community Involvement) and a draft of the Council's Habitat Regulations Assessment (HRA).

This report provides details of what the representations refer to and how the representation could be incorporated into the draft LDO. Full copies of the representations can be seen at Appendix 1 and 2 to this report.

Within the Late Observation Schedule (circulated at the meeting) reference was made to representations that had been received from Lancashire County Council after the close of the public consultation on 18 September. It was highlighted that these representations had not included in the Statement of Community Involvement or the report to the Development Management Committee and in view of this, a summary of the comments were set out in the schedule.

Following consideration of this matter it was RESOLVED:

1. To approve and adopt the HRA (included in draft at Appendix 2 of the report), subject to consultation with Natural England.
2. That, subject to adoption of the HRA as set out above, Committee approve and adopt the LDO as set out in draft at Appendix 1 and subject to the changes set out in the late representation report.

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Development Management Committee Minutes

07 October 2015

Item Number: 1

Application Reference:	15/0309	Type of Application:	Reserved Matters
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM VENTURES, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	APPLICATION FOR APPROVAL OF ALL RESERVED MATTERS RELATING TO THE SURFACE WATER ATTENUATION POND LOCATED TO THE NORTH OF THE SITE APPROVED UNDER OUTLINE PLANNING PERMISSION 13/0655		

Decision

Approval of Reserved Matters :- Granted

Conditions and Reasons

- 1 This consent relates to the following plans and / or reports:
 - Site Location Plan - fwp drawing 4884/06 Rev C
 - Attenuation Pond Plan - fwp drawing 4884/43 Rev C
 - Attenuation Pond Layout and Sections - Partington and Associates Job 2255-13 Drawing AP01 Rev C2
 - Planting Plan - Urban Green drawing 10401_L20 Rev D

Reason: For the avoidance of doubt and as agreed with the applicant / agent.
- 2 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.

- 3 Within two months of the date of this permission full details of a channel/bund to connect the approved attenuation pond to the adjacent stream shall be submitted to and approved in writing by the Local Planning Authority. The channel/bund shall be fully installed on site in accordance with the approved details to satisfactory working order in accordance with an agreed timescale that is to form part of the approved details.

To provide an emergency overflow facility for the pond that minimises the potential for flooding of surrounding land to occur in extreme storm conditions.

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

Item Number: 2

Application Reference:	15/0311	Type of Application:	Full Planning Permission
Applicant:	Mr Drake	Agent :	ML Planning Consultancy Ltd
Location:	LAND ADJ TO MEADOWCROFT CARAVAN PARK, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
Proposal:	PROPOSED ERECTION OF EQUINE/AGRICULTURAL 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 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 5 May 2015, including the following plans:

ML/DD/5413 received 26 June 2015

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

- 3 Prior to the first use of the building, hereby approved, the existing field shelter within the application site shall be removed in its entirety.

To ensure an appropriate appearance of the site in the interests of the rural character of the area.

- 4 The access gates shown on the site plan shall be re-positioned to a point that is 12m behind the nearside edge of the carriageway.

To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety.

- 5 That part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, 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.

- 6 The building hereby approved shall only be used for the stabling of horses associated with a private equestrian use on the site, the storage of materials associated with that use, and the storage of materials associated with the general maintenance of the site.

As the potential use of the building for a wider range of uses would raise issues of planning policy that require further consideration, and could attract additional vehicle movements to the site. Such matters are to be controlled to ensure compliance with Policy SP2 of the Fylde Borough Local Plan

- 7 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.

- 8 Prior to the commencement of works, hereby approved, details of the means of ventilation in the construction of the stables shall be submitted to and agreed in writing by the local planning authority. The agreed details shall be implemented in full.

To ensure satisfactory conditions for horses/animals occupying the stables.

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: 3

Application Reference:	15/0342	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Fletcher	Agent :	Keith Gleeson
Location:	GLENVIEW, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
Proposal:	SINGLE STOREY REAR EXTENSION TO KITCHEN, ENLARGEMENT OF WEST REAR DORMER, EAST SIDE ROOF LIFT TO FORM SECOND STOREY EXTENSION TO ROOF AND ADDITION OF FRONT ENTRANCE AREA ROOF CANOPY AND RECONFIGURATION OF WINDOWS/ENTRANCE DOORWAY		

Decision

Householder Planning Application :- Refused

Reason for Refusal

- 1 The proposed installation of an enlarged dormer window with full height opening doors, along with the removal of the pitched roof of the existing kitchen extension, would result in a form of development that would overlook the adjacent residential property with an unacceptable loss of privacy and would, therefore, be contrary to criteria 2 of Policy HL5 of the Fylde Borough Local Plan (2005).

Item Number: 4

Application Reference:	15/0380	Type of Application:	Full Planning Permission
Applicant:	Solar Power Inc Services Ltd/ SPI China (HK) Ltd	Agent :	ADAS UK Ltd
Location:	LAND TO THE SOUTH OF TODDERSTAFFE HALL FARM, WEETON WITH PREESE, POULTON-LE-FYLDE, FY6 8LF		
Proposal:	INSTALLATION OF A 4.5 MW SOLAR FARM AND ASSOCIATED INFRASTRUTURE INCLUDING PV PANELS, MOUNTING FRAMES, SUBSTATION, CABIN, CCTV CAMERAS, FENCING, INTERAL ACCESS ROADS AND LANDSCAPING		

Decision

Full Planning Permission :- Authority delegated to the Head of Planning and Regeneration to GRANT planning permission subject to the completion of a Habitat Regulations Assessment in accordance with Regulations 61 and 62 of the Conservation of Habitats and Species Regulations 2010 and the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

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

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

- 2 This permission relates to the following plans:

- Scale 1:7500 Location Plan received 18th June 2015.
- Drawing no. IEM4062-001 – Layout plan.
- Drawing no. IEN4062-002 – Inverter plan.
- Drawing no. IEN4062-003 – DNO substation elevation.
- Drawing no. IEN4062-004 – Substation layout.
- Drawing no. IEN4062-005 – Client substation elevation.
- Drawing no. IEN4062-006 – Client substation layout.
- Drawing no. PV 1.0 – Panel plans and elevations.
- Drawing no. Q858D430 – Transformer plans and elevations.
- Drawing no. IEN4062-AP-001 – Storage room.
- Drawing no. IEN4062-AP-001 – Fence detail.

The development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of

development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, none of the ancillary buildings shown on drawing no. IEM4062-001 shall be erected until details of the materials to be used on their external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, texture, colour and finish of the materials. The ancillary buildings shall be constructed in accordance with the duly approved materials, and retained as such for the lifetime of the development.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in accordance with the requirements of Fylde Borough Local Plan policy EP11 and the National Planning Policy Framework.

- 4 Within five days of the solar farm first becoming operational, the site operator shall issue written confirmation notifying the Local Planning Authority of the date upon which that use commenced. The solar arrays and all associated appurtenances hereby approved shall be removed from the site on or before the expiration of 35 years from the date that the solar farm first became operational and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall be submitted not later than 12 months prior to the expiration of the 35 year period and shall include:

- (i) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the solar farm.
- (ii) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- (iii) A timetable for implementation.

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

Reason: The solar farm has a limited life expectancy and will need to be decommissioned at the end of its period of this period of use. The site falls within the Countryside Area and is currently in agricultural use. Therefore, the land should be restored to its former use/appearance in the interests of visual amenity, landscape character and to ensure its future productivity for agricultural purposes in accordance with the requirements of Fylde Borough Local Plan policies EP11 and EP22, and the National Planning Policy Framework.

- 5 Notwithstanding the requirements of condition 4 of this permission, if the solar farm hereby approved fails to produce electricity to the grid for a continuous period of 12 months the solar arrays and all associated appurtenances hereby approved shall be removed from the site within a period of 6 months from the end of that 12 month period and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include:

- (i) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the solar farm.
- (ii) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- (iii) A timetable for implementation.

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

Reason: The solar farm's function is to generate renewable energy which would contribute to government targets by transferring a proportion of this energy to the National Grid. The benefits arising from this function provide the principal justification for the development's siting within the Countryside Area. If the solar farm ceases to fulfil this function it will no longer be fit for purpose and this justification will not exist. In such an instance, the land should be restored to its former appearance/use in the interests of preserving visual amenity, landscape character and a productive agricultural use in accordance with the requirements of Fylde Borough Local Plan policies EP11 and EP22, and the National Planning Policy Framework.

- 6 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) the provision of a landscaped buffer along the southern boundary of 'field B' as shown by a solid green line on drawing no.IEN4062-L-407 appended as Figure 7 to the Landscape and Visual Impact Assessment by ADAS UK Ltd dated May 2015.
- (ii) the provision of wildflower planting within the site.
- (iii) details of the type, species, siting, planting distances and the programme of planting of trees, hedges, shrubs and an appropriate wildflower mix.

The duly approved landscaping scheme shall be carried out during the first planting season after the solar farm first becomes operational and the areas which are landscaped shall be maintained as landscaped areas throughout the lifetime of the development. Any trees, hedges, shrubs or wildflowers removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges, shrubs or wildflowers of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced to the perimeter of the site in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to deliver appropriate biodiversity enhancements as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

7 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the following measures outlined the Flood Risk Assessment by ADAS UK Ltd (report reference IEN4046 Todderstaffe) dated May 2015 shall be implemented before the solar farm hereby approved first becomes operational, and shall be retained as such thereafter for the lifetime of the development:

- (i) the finished floor levels of ancillary buildings shall be set at a minimum of 3.7m AOD as detailed in paragraph 5.3.2 of the Flood Risk Assessment;
- (ii) the internal access tracks shall be constructed in a permeable material as detailed in paragraph 5.3.2 of the Flood Risk Assessment;
- (iii) a minimum 8 metre buffer shall be maintained between the bank top of Main Dyke (a designated main river) and the fencing to the perimeter of the site as detailed in paragraph 5.4.2 of the Flood Risk Assessment;
- (iv) the post-development rate of surface water runoff from the site shall not exceed the pre-development (greenfield) rate as detailed in paragraph 5.4.2 of the Flood Risk Assessment.

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 surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

8 No development (including site clearance in preparation for or during the course of development) shall take place during the bird breeding season (March to August inclusive) unless a survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the site is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the bird breeding season unless a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

9 Unless alternative details have first been submitted to an approved in writing by the Local Planning Authority, the development shall be carried out in full accordance with the following measures outlined in the 'Traffic Management Plan' (TMP) by ADAS UK Ltd (report reference LTP/15/2103) dated May 2015:

- (i) Access to the site shall only be taken via the existing vehicle ingress/egress from the B5266 (Fairfield Road), the route of which is shown in Figure 5 of the TMP.
- (ii) Works of site preparation, delivery of materials, construction and decommissioning operations shall only take place between the hours of 08:00 and 18:00 Monday to Friday, and between 08:00 and 13:00

on Saturdays.

- (iii) There shall be no queuing, parking loading or unloading of delivery and/or construction vehicles on the public highway.
- (iv) There shall be no parking of vehicles or storage of materials outside the area of the construction compound.
- (v) Wheel washing facilities shall be provided in accordance with the details set out at paragraph 6.7.1 and Figure 9 of the TMP.
- (vi) A highway cleaning regime shall be implemented in accordance with the details set out in paragraph 6.7.2 of the TMP.

Reason: To ensure safe and convenient access and circulation for vehicular traffic, to prevent obstruction of the surrounding highway network, and to minimise the potential for unacceptable noise and nuisance for neighbouring occupiers in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

- 10 No development involving the installation of the three inverters hereby approved (the locations of which are shown on drawing no. IEM4062-001) shall take place until a scheme to mitigate noise generated by this apparatus has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to ensure that noise emissions from the inverters do not exceed 60 dB(A) leq 5 minutes when measured at a distance of 3 metres from the source in free field conditions. The inverters shall thereafter be installed in accordance with the mitigation measures contained within the duly approved scheme.

Reason: To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of surrounding residential properties, particularly during the night time period in accordance with the recommendations in paragraph 6.3.10 of the noise assessment by Noise & Vibration Consultants Ltd (ref R15.0909/DRK) dated September 2015 and the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

- 11 No development shall take place until a scheme for the provision of traffic warning and directional signs has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the location, size and design of the signs. The duly approved signs shall be erected before any deliveries or construction activities commence, and shall be retained as such for the entirety of the construction period. The signs shall be removed within 5 days following the cessation of the construction period.

Reason: To enable all construction traffic to enter and exit the site in a safe manner without causing a hazard to other road users in accordance with the requirements of the National Planning Policy Framework.

Informative notes:

1. The watercourse adjoining the site is a designated "Main River" and is therefore subject to

Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written consent of the Environment Agency.

2. The Environment Agency has a right of entry to Main Drain by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

Item Number: 5

Application Reference:	15/0384	Type of Application:	Full Planning Permission
Applicant:	Newbury Properties	Agent :	Shepherd Planning
Location:	314 CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2PB		
Proposal:	CHANGE OF USE OF EXISTING PRIVATE MEMBERS CLUB IN TO A CLASS A1 RETAIL UNIT		

Decision

Full Planning Permission :- Refused

Reason for Refusal

- 1 The application site is located outside of a defined retail centre, is not adjacent to any existing retail uses and there are no special locational requirements such that the proposed use could not be appropriately sited within such a retail centre. Accordingly the creation of additional retail floor space outside the defined town centre would be contrary to the provisions of Policy SH15 of the Fylde Borough Local Plan (2005) as it would have a detrimental impact on the vitality and viability of the St Annes town centre as a whole.

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, but it was considered that the proposal would harm rather than improve the local economy.

Item Number: 6

Application Reference:	15/0406	Type of Application:	Full Planning Permission
Applicant:	Lightsource SPV 142 Ltd	Agent :	Lightsource Renewable Energy Ltd
Location:	CASK FARM, MYTHOP ROAD, WEETON WITH PREESE, PRESTON, FY4 4XF		
Proposal:	PROPOSED INSTALLATION AND OPERATION OF A SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, FENCE AND POLE MOUNTED SECURITY CAMERAS.		

Decision

Full Planning Permission :- Refused

Reasons for Refusal

- 1 The proposed development by reason of its scale, form and siting would have a significant detrimental visual impact on the landscape character of the area. The installation would appear as a large stark industrial feature in an otherwise gently rolling rural landscape and so is at odds with the established character of the area. This incongruous proposal would be highly visible from a number of receptors both wide and localised which combine to make the development a very dominant feature in the local landscape. As such, it is considered that the open landscape character of the area and natural environment would be harmed, to the detriment of the enjoyment of the countryside by all users and the impact on the local community is not outweighed by the wider environmental benefits that may be realised by the proposal. The proposal is, therefore, contrary to Policy SP2, EP10 and EP11 of the Fylde Borough Local Plan and guidance contained within the National Planning Policy Framework, specifically paragraphs 17, 109, and 113.
- 2 The proposed solar farm would occupy a significant area of best and most versatile agricultural land with 5.3 hectares of the application site being classified as Grade 2 agricultural land and 9.4 hectares being classified as Grade 3a. The nature of the development and the length of time that it will be present on the site is such that it will not be available for productive agricultural use during that time and so will not function as best and most versatile land. The applicant has not demonstrated that there is an overriding need for the solar farm to occupy such a significant area of best and most versatile agricultural land in the borough and so the proposal is contrary to Policy EP22 of the Fylde Borough Local Plan and guidance in para 112 of the NPPG with which that policy is consistent.
- 3 The proposed development of 15.45 hectares of solar panels and associated infrastructure would result in substantial harm to the character of the countryside by virtue of the scale and pattern of development in this rural area. The development would lack any relationship with existing development and would have a detrimental

impact that is out of keeping and does not respect the form, character and setting of the locality contrary to Fylde Borough Local Plan policies EP10 and EP11 and guidance contained within the National Planning Policy Framework, specifically paragraphs 17, 109, and 113.

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

Item Number: 7

Application Reference:	15/0432	Type of Application:	Full Planning Permission
Applicant:	Mr Singh	Agent :	Homeplan Designs
Location:	WREA GREEN POST OFFICE, THE GREEN, WREA GREEN, PRESTON, PR4 2NE		
Proposal:	PROPOSED REPLACEMENT OF SHOP WINDOWS AND DOOR AND FORMATION OF DISABLED RAMP TO SHOP ENTRANCE		

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 Prior to the commencement of development the exact form, material and design of the replacement shop window and entrance doorway shall be submitted to, and approved by, the Local Planning Authority and thereafter only the agreed type of window and doorway shall be installed or if replaced shall be of the same type as previously approved.

In the interests of the visual quality of the overall development and to ensure the development is in accordance with Policy EP8 of the Fylde Borough Local Plan.

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:	15/0435	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Sugden	Agent :	
Location:	2 NOOK COTTAGES, SILVER STREET, NEWTON WITH CLIFTON, PRESTON, PR4 0ZA		
Proposal:	PROPOSED TWO STOREY REAR EXTENSION AND SINGLE STOREY REAR EXTENSION		

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 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.

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:	15/0469	Type of Application:	Advertisement Consent
Applicant:	The Original Factory Shop	Agent :	360 Signs Ltd
Location:	KIRKGATE CENTRE, KIRKGATE, KIRKHAM, PRESTON, PR4 2UJ		
Proposal:	ADVERTISEMENT CONSENT TO DISPLAY 5 X EXTERNALLY ILLUMINATED FASCIA SIGNS, 2 X NON-ILLUMINATED PROJECTING SIGNS, 1 X TOTEM SIGN AND VARIOUS OTHER NON-ILLUMINATED SIGNS		

Decision

Advertisement Consent :- Split Decision

Conditions and Reasons

- 1
 - a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local

Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

- Location Plan 10 July 2015
- External Signage Scheme Proposal Revision 1 dated 1/9/15 - with the exception of sign 1 indicated on drawing reference External Signage Scheme Proposal Revision i dated 1/9/15 - P2.

Reason: For the avoidance of doubt, as agreed with the applicant / agent and as it is considered that the display of sign 1 would result in an unacceptable degree of visual clutter when viewed from Poulton Street together with signs 2, 3, 4 and 6.

3 Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway.

To avoid glare, dazzle or distraction to passing motorists.

4 The limits of the illuminance shall not exceed 600 candela per square metre.

To avoid glare, dazzle or distraction to passing motorists.

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: 10

Application Reference:	15/0472	Type of Application:	Outline Planning Permission
Applicant:	Wainhomes (North West) Ltd	Agent :	Sedgwick Associates
Location:	LAND TO THE REAR OF MOSS FARM, CROPPER ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LB		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF UPTO 80 NO. DWELLINGS AND 1500M2 OF OFFICES WITH ACCESS APPLIED FOR OFF CROPPER ROAD AND ALL OTHER MATTERS RESERVED (RESUBMISSION OF APPLICATION 14/0818)		

Decision

Outline Planning Permission :- Authority granted to the Head of Planning and Regeneration for Planning Permission to be GRANTED subject to the resolution of layout issues and 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 provided as affordable properties
- a financial contribution of £10,000 towards improvements to the highway network around the Cropper Road/School Road roundabout.
- a financial contribution to support 30 primary and 12 secondary school places by LCC Education toward education (to be reassessed on the basis of the final mix of bedrooms to be provided on the site).
- potential variation of existing legal agreement at the site to reflect the change in balance of residential to employment uses on the site and so potential changes to highways infrastructure to support that revised land use.

(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 (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

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:

Nos. (1,2,3 & 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 Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall demonstrate how the infrastructure including the proposed vehicular access, turning area and services to the proposed employment land shall be delivered, and how this access will be linked to the proposed dwellings for pedestrians. This scheme shall be implemented to the satisfaction of the Local Planning Authority, prior to the occupation of the first dwelling.

In order to ensure a satisfactory comprehensive development of the whole site.

- 4 A detailed scheme of landscaping for the proposed landscape buffer shall be submitted to and approved in writing by the Local Planning Authority, prior to construction of the development hereby approved. The landscaped buffer shall be implemented simultaneously with the residential development to the satisfaction of the Local Planning Authority and maintained in perpetuity.

To ensure a satisfactory standard of development.

- 5 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Whitehills FRA, ELLUC, Rev 1, 3/12/2014) and the mitigation measures detailed within the FRA.

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 in consultation with the lead local flood authority.

Reasons: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure safe access and egress from and to the site, and

to reduce the risk of flooding to the proposed development and future occupants

- 6 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.

Reason: To reduce the risk of flooding to the proposed development, elsewhere and to future users.

- 7 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. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development, elsewhere and to future users.

- 8 No development shall take place until a plan detailing the protection and/or mitigation of damage to populations of Water Vole, a protected species under The Wildlife and Countryside Act 1981 as amended and their associated habitat during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The Water Vole protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reason: This condition is necessary to protect the Water Vole population and their habitat within and adjacent to the development site. Without it, avoidable damage could be caused to the nature conservation value of the site.

- 9 As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.

1. Surface water drainage scheme which as a minimum shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both

pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

- b) The drainage scheme should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate (QBAR) and volume. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site where applicable;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls and pollution prevention measures, where applicable.

The scheme shall be fully implemented and subsequently maintained, 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.

Reasons: To ensure that any subsequent detailed drainage strategy for the development satisfies Paragraph 103 of the NPPF and Paragraph 80 of Section 10 of the PPG, and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, and to reduce the risk of flooding to the proposed development, elsewhere and to future users, and to ensure that water quality and bathing water quality is not detrimentally impacted by the development proposal.

- 10 No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: In order to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

- 11 The development permitted by this planning permission shall be carried out in accordance with the recommendations (chapter 6) of the approved Ecological Assessment prepared by TEP (report ref:3689.01) November 2012 and the mitigation measures shall be implemented prior to occupation of the first dwelling/employment unit.

In order to secure adequate compensatory and mitigation of the potential disturbance of ecological habitat involved in the development proposed.

- 12 The reserved matters application shall retain all existing lengths of hedgerow within the proposed residential development area except for where their removal is required for the formation of access points, pavements/cycleways & visibility splays or in other limited circumstances where an equivalent or greater length or hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect habitats which have the potential to support breeding birds.

- 13 Before the development hereby permitted is commenced measures shall be agreed with the Local Planning Authority for the safeguarding and protection of existing trees from damage by development works, storage of materials and operation of machinery. The area within which trees are growing shall be adequately fenced off with chestnut paling or other similar fencing to the satisfaction of the Local Planning Authority before any development is commenced, or material brought into the site. No vehicles shall pass into this area, no materials shall be stored there, no waste shall be tipped or allowed to run into the area, no fires shall be lit and no physical damage to bark or branches shall be allowed. Any pruning or other treatment to trees shall be competently carried out only after agreement with the Local Planning Authority.

To safeguard the visual amenities of the neighbourhood.

- 14 No development shall be begun until the applicant, or their agent, or their successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the Applicant and approved by the Local Planning Authority.

Reason: To secure the appropriate excavation and recording of any archaeological deposits that may survive on the site

- 15 The on-site provision of public open space shall be in accordance with the provisions of Policy TREC17 of the Fylde Borough Local Plan and shall include facilities for children's play provision in accordance with a scheme of which shall be agreed by the Local

Planning Authority and constructed and made available for use in accordance with a timetable for construction which shall be approved in writing by the Local Planning Authority.

Reason: In order to secure the provision of public open space in accordance with Development Plan policy.

16 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reasons: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

17 No development shall take place in any individual phase of the development hereby approved, unless there has been submitted to and approved in writing by the planning authority and by the radar Operator - NATS (En-route) plc, either:

- detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the St. Annes Radar; or,

- details of a scheme to mitigate any detrimental impact upon the St. Annes Radar.

Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

Reason: in the interests of aircraft safety.

- 18 No part of the development hereby approved shall commence until a scheme for the construction of off-site works of highway improvement over the length of Cropper Road between B5410 Lytham St Annes Way and A5230 Progress Way have been submitted to, and approved by the Local Planning Authority in consultation with the appropriate Highway Authority.

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

- 19 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- vii) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- viii) a Management Plan to identify potential ground and water contaminants
- ix) a scheme to control noise during the construction phase.
- x) hours of operation

Reason: To maintain the operation and safety of local streets and the through routes in the area during site preparation and construction.

- 20 Development shall not begin until a phasing programme for the whole of the

development and for the highways works referred to, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved phasing programme.

Reason: To define the permission and in the interests of the proper site development.

- 21 No part of the development hereby approved shall commence until the agreed improvement over the length of Cropper Road between B5410 Lytham St Annes Way and A5230 Progress Way has been constructed.

Reason: To maintain and enhance the operation and safety of the local highway network.

- 22 Prior to first occupation of the dwellings hereby approved, the S106 contribution relating to offsite sustainable transport (public transport, pedestrian and cycle route provision) has been paid in line with agreed triggers.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that these sustainable transport links can be substantially completed at an early stage in the development of the site and hence effect the modal choice of the occupants; in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions.

- 23 Prior to first occupation hereby approved, the s106 funding for the highway improvement scheme at Cropper Road/Lytham St Annes Way Roundabout shall be paid in full. The scheme to be delivered will be subject to detailed design.

Reason: In order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

- 24 Prior to the first occupation of the development hereby permitted, a Full Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan to include objectives, targets, measures to achieve targets, monitoring, and implementation timescales and continue with the provision of a travel plan co-ordinator. The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out.

Reason: To ensure that the development provides sustainable transport options.

- 25 There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all time.

- 26 The developer shall fund the investigation, consultation and advertisement of Traffic Regulation Orders for a review of the speed limit on Cropper Road. If the process concludes in changes to TRO's, the developer shall fund the subsequent implementation of necessary measures.

Reason: To maintain and enhance the operation and safety of the local highway network.

Informative notes:

1.
 - a. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
 - b. 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 associated with this proposal that fall within the highway under LCC control. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.
 - c. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.
2. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

3. “Developers and applicants are advised that the application site is within the safeguarding zone of the St. Annes Radar Installation, operated by NATS (En Route) plc (“NERL”). On receipt of an application related to this granting of planning permission in principle (PPiP)/Outline consent, the planning authority will consult NERL to determine if proposed buildings and structures would have an adverse impact upon the operation of the radar installation and if mitigation to any impact is possible.

If an unacceptable impact and a viable mitigation is identified, the developer will be expected to agree with NERL a mitigation package prior to determination of an application.

4. 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: 11

Application Reference:	15/0508	Type of Application:	Variation of Condition
Applicant:	Wm Morrison Supermarkets Plc	Agent :	Peacock and Smith Ltd
Location:	W M MORRISON SUPERMARKETS, MILL STREET, KIRKHAM, PRESTON, PR4 2AQ		
Proposal:	PROPOSED VARIATION OF CONDITION 13 OF PLANNING PERMISSION 5/96/0652 TO CHANGE STORE SERVICING TIMES TO ALLOW THEM AT ANYTIME EXCEPT BETWEEN 23.00 TO 6.00 WEEKDAYS AND SATURDAYS, AND 23.00 TO 7.30 SUNDAY MORNINGS		

Decision

Variation of Condition :- Granted

Conditions and Reasons

- 13 Servicing of the store shall not be undertaken after 23.00 hours or before 06.00 hours, Monday to Saturday. On Sundays, Public and Bank Holidays servicing shall not take place after 23.00 hours or before 07.30 hours

To protect the amenity of the neighbouring 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: 12

Application Reference:	15/0540	Type of Application:	Householder Planning Application
Applicant:	Mr Hart	Agent :	RDJ CREATIVE LTD
Location:	RICHMOND HOUSE, BLACKPOOL OLD ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0YQ		
Proposal:	INSTALLATION OF 2M HIGH SLIDING ENTRANCE GATE TO FRONT ENTRANCE		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 The gate, hereby approved, shall be painted in the colour of RAL 6005 (Verde Muschio) within 3 months of the date of this permission and shall thereafter be retained that colour.

To ensure a satisfactory appearance of the gate to minimise the intrusion into the streetscene and impact on the amenity of the locality.

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.