



MINUTES

Planning Committee

Date:	Wednesday, 11 January 2023
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Gavin Harrison, Jayne Nixon, Linda Nulty, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Mark Evans, Andrew Stell, Matthew Taylor, Ian Curtis, Sharon Wadsworth.
Members of the Public:	3 members of the public attended the meeting.

A recording of the meeting can be viewed online at the following link <https://youtu.be/dUMr89bHrjs>

Public Speaking at Planning Committee

There were no registered speakers.

Procedural Items

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on Wednesday, 7 December 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Chris Dixon substituted for Councillor David O'Rourke.

Decision Items

4. Planning Matters

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

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

5. List of Appeals Decided

The Council received no appeal decisions between 25 November 2022 and 3 January 2023.

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Item Number 1

Application No:	21/1110	Application Type:	Outline planning application
Applicant:	Bellair Scotland Limited	Agent:	Mr Whittingham
Location:	LAND AT GREAT BIRCHWOOD EQUESTRIAN CENTRE AND COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE		
Proposal:	OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS (USE CLASS C3) FOLLOWING DEMOLITION OF EXISTING STRUCTURES, REMOVAL OF EXISTING HARD SURFACES AND REMOVAL OF ALL OTHER BUILDINGS, TOGETHER WITH ASSOCIATED INFRASTRUCTURE FOR ROADS AND FOOTWAYS AND THE CONSTRUCTION OF NATURAL HABITAT AREAS AND FORMAL PLAY SPACE (ACCESS, LAYOUT AND SCALE APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		
Ward:	Warton and Westby	Parish:	Bryning with Warton

Decision

That authority is delegated to the Head of Planning, in consultation with the Chairman and Vice Chairman, to GRANT planning permission subject to stipulations 1 and 2 below being satisfied and the conditions in stipulation 3 (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable, having particular regard to the requirements in stipulation 2), or otherwise to refuse permission:

Stipulation 1:

The completion of a planning obligation entered into pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- a) The provision of 30% of the dwellings within the development as affordable housing which meets the definition in Annex 2 of the National Planning Policy Framework to comply with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies H4 and INF2.
- b) A secondary education contribution towards addressing the expected shortfall in secondary education capacity to serve the occupants of the development, with the precise figure to be calculated following the granting of an application for approval of reserved matters submitted pursuant to this permission in accordance with the methodology identified in the assessment from Lancashire County Council's School Planning Team dated 19.12.22, and to be spent at St Bedes Catholic High School (or any other named infrastructure project in any subsequent assessment that succeeds it) to comply with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy INF2.
- c) A healthcare contribution towards addressing the expected shortfall in Primary Care capacity to serve the occupants of the development, with the precise figure to be calculated following the granting of an application for approval of reserved matters submitted pursuant to this permission in accordance with the methodology identified in the assessment from the Lancashire and South Cumbria Integrated Care Board dated 08.12.22, and to be spent in connection with the provision and/or enhancement of healthcare facilities at Holland House Surgery, Lytham (or any other named infrastructure project in any subsequent assessment that

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succeeds it) to comply with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies HW1 and INF2.

- d) A fee equivalent to £300 per trigger towards the Council's costs incurred in monitoring the contributions set out in a) and c) above.

Stipulation 2:

The completion of a suitable Habitat Regulations Assessment which demonstrates, to the satisfaction of Natural England and the local planning authority, that with appropriate mitigation in place the proposed development will not result in adverse effects on the integrity of the Ribble and Alt Estuaries Ramsar/Special Protection Area/Site of Special Scientific Interest either alone or in combination with other plans or projects, including subsequent adoption of the Habitat Regulations Assessment by the local planning authority and the imposition of any amended and/or additional conditions to secure the necessary mitigation as part of its decision, in order to discharge the obligations contained in regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended); and

Stipulation 3:

The following conditions (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable, having particular regard to the requirements in stipulation 2 above):

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place:- the appearance and landscaping of the development.

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

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

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

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

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

4. This permission relates to the following plans:

Drawing no. 2110-KTA-ZZ-XX-DR-A-0101 Rev B – Site location plan.

Drawing no. 2110-KTA-ZZ-XX-DR-A-SK1003 Rev I – Proposed site layout.

Drawing no. 2110-KTA-ZZ-XX-DR-A-SK1004 Rev E – Proposed layout with reduced developable area with POS shown.

Drawing no. 2110-KTA-ZZ-XX-DR-A-SK1006 Rev E – Proposed layout overlay on previously consented site layout (consent ref 09-0587).

Drawing no. 21156-HYD-XX-XX-DR-TP-0004 Rev P01.01 – Indicative access arrangement.

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Drawing no. 21156-HYD-XX-XX-DR-TP-0005 Rev P01.01 – Visibility splays.

Drawing no. 21156-HYD-XX-XX-DR-TP-3001 Rev P01 – Proposed bus stop improvements and pedestrian crossing point.

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as they relate to the access, layout and scale of the development, and shall not exceed the maximum quantum of development permitted.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall ensure that none of the buildings (including the dwellings and their garages) exceed the maximum storey, eaves and/or ridge heights specified in section 8.4 of the document titled "Design & Access Statement" by 'KTA' dated November 2022 (document reference 'Revision P2').

Reason: To ensure that the scale of the development is consistent with and/or does not exceed the maximum parameters established as part of this permission in order to limit the development's impact on the openness of the Green Belt and to ensure its successful integration into the surrounding landscape in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD2, GD7 and ENV1, and the National Planning Policy Framework.

6. Except where explicitly shown to be retained as part of the development on the plans listed in condition 4 of this permission, all existing buildings, structures (whether permanent or temporary), caravans, means of enclosure, hardstandings and any associated fixed surface infrastructure or other appurtenances (the footprints/areas of which are identified on the four plans forming the topographical survey and all given drawing no. U06757 0) shall be demolished and/or dismantled and removed from the site in their entirety before any of the dwellings hereby approved are first occupied.

Reason: To secure the comprehensive redevelopment of the site by avoiding any potential for the development to be carried out in a piecemeal fashion where existing development is retained alongside that approved by this permission (especially where these do not overlap) in order to ensure that the development does not cause substantial harm to the openness of the Green Belt and to avoid conflicts arising between existing and proposed land uses to achieve a high standard of amenity for future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies G2 and GD7, and the National Planning Policy Framework.

7. Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall provide a mix of types and sizes of dwellings which comply with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy H2.

Reason: To ensure that the development delivers a mix of types and sizes of home suitable for a broad range of age groups to reflect the demographics and housing needs of the Borough

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in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy H2 and the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification), no development permitted by Schedule 2, Part 1, Classes A, B, D and E shall be carried out at any of the dwellings hereby approved.

Reason: The redevelopment of the site has been permitted on the basis that it would not cause substantial harm to the openness of the Green Belt. To ensure this remains the case, and to preserve the openness of the Green Belt, it is necessary to remove the permitted development rights referred to above in order to avoid any further reduction to the openness of the Green Belt which could be caused by the erection of additional ancillary development or domestic paraphernalia associated with the permitted residential use.

9. No development shall take place until a scheme to deal with the risks associated with contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) A preliminary risk assessment which identifies:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation based on the results of a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off the site.
 - c) The results of the site investigation and the detailed risk assessment referred to in b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

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

10. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a soft landscaping scheme which demonstrates compliance with the landscaping strategy indicated on the following plans:

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Drawing no. 2110-KTA-ZZ-XX-DR-A-SK1003 Rev I – Proposed site layout.

Drawing no. 2110-KTA-ZZ-XX-DR-A-SK1004 Rev E – Proposed layout with reduced developable area with POS shown.

Drawing no. 01 Rev C – Illustrative Landscape Layout

Drawing no. Arbtech AIA 01 sheet 1 of 3 Rev B – Arboricultural Impact Assessment.

Drawing no. Arbtech AIA 01 sheet 2 of 3 Rev B – Arboricultural Impact Assessment.

Drawing no. Arbtech AIA 01 sheet 3 of 3 Rev B – Arboricultural Impact Assessment.

The soft landscaping scheme shall provide for, but not be limited to, the following:

- a) The retention of all existing trees, hedgerows and any other vegetation shown to be retained on the abovementioned plans unless suitable provision is made for compensatory planting to replace any other trees or hedgerows which are identified for removal within the landscaping scheme;
- b) The bolstering of the existing woodland to the northwest of the site which is protected by Tree Preservation Order reference “1965 No. 2 (Warton)” through the introduction of new advanced native tree planting within and around it;
- c) The strengthening and/or introduction of landscaping buffers along all boundaries of the site to the depths and extents indicated on drawing no. 01 Rev C and which shall include advanced native tree planting.
- d) The introduction of additional planting within the site which forms part of the internal development layout and does not fall within a), b) or c)
- e) Details of the number, size, species, siting, planting distances/densities and the programme of planting of all trees, hedges and shrubs within a) – d).

The duly approved soft landscaping scheme shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, before 80% of the dwellings hereby approved are first occupied. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate retention of existing landscape features, to achieve the strengthening and/or introduction of landscaped buffers of appropriate depth, size and species where the site borders areas of open countryside in order to limit its visual impact (including on the openness of the Green belt), to provide an appropriate screening buffer with surrounding land uses in the interests of the amenity of future occupiers, to contribute to appropriate biodiversity enhancements and to ensure that suitable measures are put in place for the future maintenance of landscaped areas in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2, GD2 and GD7, and the National Planning Policy Framework.

11. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained on drawing nos. Arbtech AIA 01 sheets 1, 2 and 3 Rev B. The CEZ shall be provided in the form

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of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and shall be installed in the positions indicated by a solid blue line on drawing nos. Arbtech TPP 01 sheets 1, 2 and 3 Rev B. The CEZ shall be maintained in the duly installed positions during the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development (including those protected by Tree Preservation Order) before any construction works commence in order to safeguard existing natural assets at the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

12. None of the dwellings hereby approved shall be occupied until a Management Plan for the woodland located to the northwest of the site which is protected by Tree Preservation Order reference "1965 No. 2 (Warton)" has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include:

- a) A statement of the overall design vision for the woodland and for individual trees retained as part of the development including amenity classification, nature conservation value and accessibility.
- b) The type and frequency of management operations to achieve and sustain canopy, understory, and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- c) Details of the frequency of safety inspections, which should be at least three yearly in areas of substantial risk and less often in lower risk areas.
- d) Confirmation that all tree pruning work is to be carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).
- e) Special measures relating to Protected Species or habitats (e.g. intensive operations to avoid March - August nesting season or flowering period).
- f) Details of inspection for pests, vermin and diseases and proposed remedial measures.
- g) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- h) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

The development shall thereafter be carried out in full accordance with the details and timetable contained within the Management Plan.

Reason: To ensure that appropriate measures are put in place to secure the ongoing maintenance of the protected woodland within the site as an existing natural asset and to secure its long term positive contribution to biodiversity and visual amenity in the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

13. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a scheme for the provision, design and future maintenance of the areas of Public Open Space (POS) and Local Area of Play (LAP) identified on drawing no. 2110-KTA-ZZ-XX-DR-A-SK1004 Rev E. The scheme shall include:

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- a) Details of the design (including landscaping) of the areas of informal Public Open Space, the extent of which shall match the size and layout of the areas identified on drawing no. 2110-KTA-ZZ-XX-DR-A-SK1004 Rev E.
- b) Details of the precise siting, size, layout, design and materials of the Local Area of Play (including its associated play equipment), which shall demonstrate compliance with the guidance set out in the Fields in Trust publication 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (October 2015).
- c) A timetable for the provision and programme for the ongoing maintenance of the areas of informal Public Open Space and Local Area of Play.

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

Reason: To ensure that the development delivers appropriate buffers of open space around its fringes to limit its impact on the openness of the Green Belt, in order that it makes an appropriate contribution towards the provision and future maintenance of open space to avoid a deficiency in the quantity and quality of open space in the locality and to achieve a high standard of amenity for future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD2, GD7 and ENV4, and the National Planning Policy Framework.

14. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a scheme for the size, design and construction (including surface and subsurface treatment) of the vehicle parking and manoeuvring areas for each dwelling. The scheme shall specify the number of vehicle parking spaces which are to be made available for each dwelling and shall include provision for the use of permeable surfacing in the construction of vehicle parking and manoeuvring areas. The vehicle parking and manoeuvring areas shall be constructed and made available for use in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety, to ensure appropriate surface treatment of parking areas in the interests of visual amenity and to minimise the risk of flooding and improve water quality through the use of permeable surfaces in accordance with the requirements of Bryning with Warton Neighbourhood Development Plan Policy BWNE3, Fylde Local Plan to 2032 (incorporating Partial Review) policies CL2, T5 and GD7, and the National Planning Policy Framework.

15. Before any of the dwellings hereby approved are first occupied a scheme for the provision of charging points for plug-in and other ultra-low emission vehicles within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the number, siting and design of the charging points for each dwelling. All the charging points shall be provided and made available for use in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter.

Reason: To support the shift towards new technologies and fuels by promoting low carbon travel choices and to ensure that the development delivers suitable infrastructure which is designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible

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and convenient locations in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy T4 i) and paragraphs 107 e) and 112 e) of the National Planning Policy Framework.

16. Other than demolition, no above ground works of development shall take place until a scheme for the design and construction of the development's access (the siting, layout and geometry of which is shown on drawing nos. 21156-HYD-XX-XX-DR-TP-0004 Rev P01.01, 21156-HYD-XX-XX-DR-TP-0005 Rev P01.01 and 21156-HYD-XX-XX-DR-TP-3001 Rev P01) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for minimum visibility splays of 2.4 metres x 150 metres in both directions at the junction of the site access with the A584 (Lytham Road). The development's access shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splays shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site for all users and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

17. Other than demolition, no above ground works of development shall take place until a scheme for the layout, design and construction of the following highway improvement works (the illustrative siting of which is shown on drawing no. 21156-HYD-XX-XX-DR-TP-3001 Rev P01) has been submitted to and approved in writing by the Local Planning Authority:
- a) The provision of tactile paving on both sides of the development's access onto the A584 (Lytham Road) where it crosses the existing footway on the north side of Lytham Road.
 - b) The provision of a pedestrian crossing over and refuge within the carriageway of the A584 (Lytham Road) to the west of the site access, including associated tactile paving and dropped kerbs.
 - c) The upgrading of the two existing bus stops on the A584 (Lytham Road) located closest to the development's access on the north (eastbound) and south (westbound) sides of Lytham Road to include provision for shelters and raised boarding areas together with any associated road markings and signs.

The highway improvement works shall be implemented and made available for use in full accordance with the duly approved scheme before any of the dwellings hereby approved are first occupied, or within any other timescale that has first been approved in writing by the Local Planning Authority.

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure in order to achieve a safe and suitable means of access to the development for all users in the interests of highway safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

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18. Other than demolition, no above ground works of development shall take place until a scheme for the design, construction and phasing of all new estate roads and associated footways shown on drawing no. 2110-KTA-ZZ-XX-DR-A-SK1003 Rev I has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details and a timetable for their delivery. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme before any of the dwellings to be served by that road are first occupied.

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

19. None of the dwellings hereby approved shall be occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 18 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the future management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

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

- a) hours and days of work for site preparation, delivery of materials and construction;
- b) areas designated for the loading, unloading and storage of plant and materials;
- c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- d) arrangements for the parking of vehicles for site operatives and visitors;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control the emission of dust and dirt during the construction period;
- i) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- j) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

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

21. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a scheme for the siting and design of the “wildlife corridor” identified on drawing no. 2110-KTA-ZZ-XX-DR-A-SK1004 Rev E which is required to connect the ponds on the east and west sides of the site. The scheme shall include precise details of the routing, layout and composition of the wildlife corridor both above and below ground (including where it crosses the estate road) and how its design is intended to maintain connectivity between the eastern and western ponds for amphibians. The wildlife corridor shall thereafter be provided in full accordance with the details in the duly approved scheme within a timetable which has first been submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied, and shall be maintained as such thereafter.

Reason: There are presently unobstructed links over open ground between existing ponds on the east and west sides of the site which would become impeded by the development. Accordingly, the provision of a dedicated corridor of connectivity between these existing ponds is required to mitigate the development’s effects on amphibians and prevent the severance of existing links between these ponds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

22. No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:
 - a) A description and evaluation of features to be managed.
 - b) An analysis of ecological trends and constraints on the site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule and timetable for implementation (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organisation responsible for implementation.
 - h) Arrangements for ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
 - i) The legal and funding mechanism(s) by which the long term implementation of the LEMP will be secured by the developer with the management body responsible for its delivery.

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The development shall thereafter be carried out in full accordance with the duly approved LEMP and the timetable, monitoring and remedial measures contained therein.

Reason: To ensure that appropriate measures are put in place to provide net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures and to mitigate the development's effects on existing features of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

23. No development (including demolition), ground works or vegetation clearance shall take place until a Construction Environmental Management Plan (CEMP) to protect species and retained habitats during the construction period has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
- a) A risk assessment of potentially damaging construction activities.
 - b) Identification of 'biodiversity protection zones'.
 - c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
 - i) Pollution prevention measures to avoid contaminated water run-off entering nearby watercourses.

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

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on water quality, linked water-dependent nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

24. No development associated with the demolition of buildings 'B10' and 'B11' (identified in the document titled "Bat Mitigation Plan" by 'Arbtech') shall take place unless and until the Local Planning Authority has been provided with one of the following:
- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
 - b) A written statement from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Thereafter, the demolition of buildings B10 and B11 shall be carried out in strict accordance with the recommendations, mitigation, compensation and enhancement measures and the timing for the introduction and maintenance of these measures identified in Tables 3 and 4, and Figure 7, of the document titled "Bat Mitigation Plan" by 'Arbtech' (as amended or

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succeeded as part of the licencing process). Before the last of the dwellings hereby approved is occupied a report to verify the implementation of the approved mitigation, compensation and enhancement measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate habitat compensation and mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

25. None of the dwellings hereby approved shall be occupied until a scheme for the installation of any exterior lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places through compliance with best industrial practice contained in the Institution of Lighting Professionals and Bat Conservation Trust publication – Guidance Note 08/18: Bats and artificial lighting in the UK, and shall include details of the lighting's: i) position and height on the building(s) and/or site; ii) spillage, luminance and angle of installation, which shall be designed to avoid light spillage towards those areas/features on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; and (iii) any hoods to be fixed to the lights. All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any exterior lighting to be installed at the site does not undermine the value and use of retained and enhanced habitats within the site for protected species (specifically bats) as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

26. No development shall take place until a method statement for the containment, control and/or removal of Japanese Knotweed within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
- a) Measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant (as defined by the Wildlife and Countryside Act 1981, as amended).
 - b) A timetable for implementation (including any phasing for removal/control on different parts of the site).

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which have been identified at the site before any development commences on affected areas of the site in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

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27. Other than demolition, no above ground works of development shall take place until details of finished ground floor levels for the buildings and ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding land uses and to minimise the risk of flooding within the development before ground works to establish site levels are completed in the interests of ensuring a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, CL1 and CL2, and the National Planning Policy Framework.

28. Other than demolition, no development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and shall include:

- a) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365, and the potential to dispose of surface water through infiltration.
- b) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.
- c) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. A plan identifying areas contributing to the drainage network, including surface water flows from outside the site as necessary.
 - ii. The sustainable drainage system layout showing all pipe and structure references, dimensions and design levels.
 - iii. Details of all sustainable drainage components, including drawings showing their topography and slope gradient as appropriate.
 - iv. A plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of the building to confirm a minimum 150mm+ difference for FFL.
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied.

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 sustainable disposal of foul and surface water in accordance with the requirements of Bryning with Warton Neighbourhood Development Plan Policy BWNE3, Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

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29. No development shall take place until a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing by the local planning authority. The CSWMP shall set out how surface water and stormwater will be managed on the site to prevent pollution during the construction period (including demolition and site clearance operations) and shall include the following details:
- a) Measures taken to ensure surface water flows are retained on-site during the construction period (including temporary drainage systems) and, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate that does not exceed the equivalent greenfield runoff rate from the site.
 - b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

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

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

30. None of the dwellings hereby approved shall be occupied unless and until a Verification Report for the construction of the surface water drainage system to be installed pursuant to condition 28 of this permission has been submitted to and approved in writing by the Local Planning Authority. The Verification Report shall: i) demonstrate that the surface water drainage system installed pursuant to condition 28 of this permission has been constructed in accordance with the duly approved scheme (or detail any variations) and is fit for purpose; and ii) contain information and evidence, including photographs and full as-built drawings, showing details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures). The surface water drainage system shall thereafter be retained in accordance with the details in the duly approved Verification Report.

Reason: To ensure that flood risks from the development to the future occupiers of the development and the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development is constructed in accordance with the duly approved surface water drainage scheme in accordance with the requirements of Bryning with Warton Neighbourhood Development Plan Policy BWNE3, Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

31. None of the dwellings hereby approved shall be occupied unless and until an Operation and Maintenance Scheme for the lifetime of the surface water drainage system to be installed pursuant to condition 28 of this permission has been submitted to and approved in writing by the Local Planning Authority. The Operation and Maintenance Scheme shall include:
- a) A timetable for its implementation;

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

The surface water drainage system shall thereafter be managed and maintained in accordance with the duly approved Operation and Maintenance Scheme.

Reason: To ensure that flood risks from the development to the future occupiers of the development and the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that suitable measures are put in place for the future management and maintenance of the surface water drainage system in accordance with the requirements of Bryning with Warton Neighbourhood Development Plan Policy BWNE3, Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

32. None of the dwellings hereby approved shall be occupied until a scheme for the distribution of homeowner information packs to inform new occupiers of the development of the importance of surrounding designated nature conservation sites has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a copy of the homeowner information pack and details of when, how and to whom these will be distributed (including provisions for future occupiers). The homeowner information packs shall be distributed in accordance with the duly approved scheme, and shall be maintained as such thereafter.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to it – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites through recreational disturbance in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

Informatives:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable

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development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Tree protection and woodland management plan (conditions 10 and 12):

With respect to the requirements of conditions 10 and 12 of this permission the applicant is advised that a separate consent will need to be obtained through the submission of a works to trees application prior to undertaking any tree pruning/felling works to specimens located within the woodland protected by Tree Preservation Order reference 1965 no.2 (Warton), where those works are not expressly authorised by condition 10 of this permission.

Highways (conditions 16-19):

With respect to the requirements of conditions 16-19 of this permission, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need, requirements and/or timescales for agreements under S278 and/or S38 of the Highways Act (1980) to be entered into with respect to the carrying out of any engineering works within the adopted highway and the future adoption of the development's estate road network in order to satisfy the requirements of these conditions. Further information and advice can be found at www.lancashire.gov.uk

For the purposes of condition 18 of this permission, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 19 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Lead Local Flood Authority (LLFA) advice (conditions 28-31):

The following advice is provided to inform the applicant of the LLFA's expectations in relation to the details required to discharge conditions 28-31 of this permission:

Multi-Functional SuDS – The multifunctional potential of sustainable drainage systems (SuDS) should be exploited to maximise their cost effectiveness, regardless of the size of development site. Early design consideration is advised to build SuDS into multi-functional spaces and build up a network of SuDS that manage runoff close to its source to avoid the need for large storage areas. The LLFA wishes to stress that limited potential for infiltration and limited space do not rule out the use of SuDS components within the drainage scheme.

Designing green space and public realm with SuDS that work well when both wet and dry can provide valuable community recreational space as well as important blue and green infrastructure. Sports pitches, squares, courtyards, playgrounds, landscapes around buildings, urban parks, green corridors and woodlands are all popular types of open space which can be integrated with SuDS. SuDS can also contribute to development targets for open space where they are designed to be multi-functional. On smaller development sites, space efficient SuDS can still be incorporated and include, for example, green roofs, bioretention gardens, permeable paving, rills, rainwater harvesting, hardscape storage, micro-wetlands, and bioretention tree pits. Further information and advice on SuDS can be found in:

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- CIRIA C687 – Planning for SuDS – Making it Happen
- CIRIA C753 – The SuDS manual
- CIRIA C635 - Designing for exceedance in urban drainage: good practice
- CIRIA C698 – Site handbook for the construction of SUDS
- HR Wallingford SR 666 - Use of SuDS in high density developments
- National Planning Policy Framework and Planning Practice Guidance

Advice concerning contents of homeowner information packs for condition 32:

The applicant is advised that any homeowner information pack (including the one which will need to be submitted to discharge condition 32 of this permission) should include, but not necessarily be limited to, the following:

- Introduction letter to the pack, setting out the issue and providing a contents page of included documents.
- Description of the designated sites and their features, this should include a map explaining the boundaries of the designated sites.
- An explanation of the sensitivities of features to recreational disturbance and key sensitive times for the features of the designated sites.
- List any access restrictions in the local area (i.e. under the Countryside and Rights of Way Act 2000, Marine and Coastal Access Act 2009 or Byelaws).
- Suggestions of alternative recreational sites (i.e. parks, walking or cycling routes).
- Code of conduct (i.e. not disturbing flocks of feeding / roosting birds, suggested distances to keep from birds).
- Suggested areas for responsible bird watching and opportunities for people to get involved in the local natural environment (i.e. volunteering opportunities).

The following principles should also be followed for the packs;

- The homeowner packs are tailored to the location of the development and the designated sites in the area.
- Tailored to the audience using clear and easy to understand language.
- An appropriate format is used to present the homeowner packs (i.e. print, size).

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Item Number 2

Application No:	22/0431	Application Type:	Full Planning Permission
Applicant:	WANSFIELD PROPERTIES	Agent:	MR PHIL BROTHWELL
Location:	ROSSALL'S YARD, RUTLAND ROAD LYTHAM ST ANNES LANCASHIRE FY8 4DU		
Proposal:	ERECTION OF SINGLE STOREY TERRACE OF 4 UNITS FOR STORAGE AND DISTRIBUTION (CLASS B8) OR LIGHT INDUSTRIAL (CLASS E (G)) PURPOSES INCLUDING ASSOCIATED PARKING AREA AND 2M HIGH GATE TO ACCESS POINT FOLLOWING DEMOLITION OF EXISTING BUILDINGS ON SITE		
Ward:	Ansdell	Parish:	

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location & Site Plans - Drawing no. PL01 Rev D
- Proposed Building Layout & Elevations - Drawing no. PL02 Rev B
- Existing & Proposed Site Elevations - Drawing no. PL03 Rev D
- Rutland Road Streetscene - Drawing no. PL04 Rev A

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

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

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

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

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4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used for purposes within Class B8 or Class E(g) of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: To ensure that the future use of the premises is limited to one which can be carried out in any residential area without detriment to the amenity of that area in order that it remains compatible with, that it does not have any adverse amenity impacts upon the occupiers of nearby dwellings, and to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety. These are to ensure compliance with the requirements of policies GD7, EC5 and T5 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. PL01 Rev D shall be carried out during the first planting season that occurs after the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

6. The 13 car parking spaces indicated on drawing no. PL01 Rev D shall be marked out in accordance with the details shown on that approved plan and made available for use before any of the units hereby approved are first used, and shall be retained available for the parking of motor vehicles at all times thereafter.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

7. There shall be no external storage of any plant, tools, equipment, machinery, materials or other appurtenances associated the use hereby permitted within the areas of the site identified for vehicle parking and manoeuvring on drawing no. PL01 Rev D.

Reason: To ensure that the areas of the site to be used for vehicle parking and manoeuvring remain free from obstruction in order to allow sufficient space for vehicles to park clear of the highway and to enter and exit the site in forward gear in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7, and the National Planning Policy Framework.

8. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, if any external lighting is to be installed on the building(s) and/or the

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external areas of the site a scheme including details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields or hoods to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. The use hereby permitted shall only be open for trade or business between the hours of 08:30 and 18:00 Monday to Friday, between the hours of 09:00 and 13:30 on Saturdays and not on Sundays and Bank Holidays. No machinery shall be operated, no processes associated with the permitted use shall be carried out and no deliveries shall be taken or vehicles despatched from the site outside the specified opening hours.

Reason: To limit the potential for noise generation at times when surrounding occupiers would reasonably expect to be undisturbed and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding properties in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. Notwithstanding the requirements of condition 9 of this permission, waste collections and deliveries for the development shall only take place between the hours of 08:30 and 18:00 Monday to Friday, between the hours of 09:00 and 13:30 on Saturdays and not on Sundays and Bank Holidays.

Reason: To limit the potential for noise generation from visits to the site by heavy goods vehicles and refuse wagons during hours when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising and to safeguard the amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

11. Other than quiet internal building operations such as plastering and electrical installation, works associated with site preparation, delivery of materials and construction shall only take place between the hours of 08:30 and 18:00 Monday to Friday, between the hours of 09:00 and 13:30 on Saturdays and not on Sundays and Bank Holidays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance during hours when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises

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sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.