



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 16 March 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Sandra Pitman, Albert Pounder
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Mathew Taylor, Lyndsey Lacey-Simone
Other Attendees:	Approx. 45 members of the public were present during the course of the day

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 applications numbers: 15/0898 and 15/0899 and withdrew from the meeting during the discussion and voting thereon.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 9 March 2016 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Sandra Pitman for Councillor Michael Cornah.

Decision Items

4. Development Management Committee

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.

(Councillors Christine Akeroyd and Kiran Mulholland were not in attendance during the consideration and voting on planning application nos: 15/0867, 15/0810, 15/0898, 15/0899, 15/0901, 15/0787 and 16/0047)

(Councillors Liz Oades and Peter Collins requested that their names be recorded as having voted against the decision relating to planning application no: 16/0047).

5. Appointment to Outside Bodies/Working Groups

The Committee was invited to recommend nominations to the various outside bodies/working Groups (within the remit of the committee) for consideration at Full Council. In addition, copies of reports received from members currently serving on outside bodies was also included as an appendix to the report for information.

Following full consideration it was RESOLVED:

1. To recommend the following nominations to the outside bodies listed for consideration by Council;

- Duty to Co-operate – Chairman and Vice-Chairman of the Development Management Committee
- Planning Education Liaison Group – Councillors Richard Redcliffe and Linda Nulty
- Blackpool, Fylde & Wyre Economic Development Company (EDC) Leader's Group – Leader of the Council.

2. To confirm the continuation of the Local Listings Project Board, SHLAA Steering Group and Bryning with Warton Neighborhood Plan Liaison Group; and

3. To note the reports from members currently serving on outside bodies.

(Councillors Christine Akeroyd and Kiran Mulholland were not in attendance during the consideration and voting on this matter)

Information Items

7. List of Appeals Decided

To note the appeal decision letters received during the period 29/01/16 and 04/03/2016 (previously circulated)

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**Development Management Committee Minutes
16 March 2016**

Item Number: 1

Application Reference:	15/0763	Type of Application:	Outline Planning Permission
Applicant:	Wainhomes (North West) Ltd	Agent :	Sedgwick Associates
Location:	LAND NORTH OF PRESTON OLD ROAD, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Authority delegated to the Head of Planning and Regeneration to GRANT planning permission subject to

- (i) The completion of a planning obligation under Section 106 of the Town and Country Planning Act to secure:
 - The provision of open space on site in accordance with the standards set out in Fylde Borough Local Plan policy TREC17.
 - The provision, tenure, delivery mechanism, occupation criteria and phasing for 30% of the dwellings to be offered as affordable housing (as defined in the National Planning Policy Framework) on site in accordance with the requirements of policy H4 of the Revised Preferred Options Local Plan and the National Planning Policy Framework.
 - A commuted sum payment to the County Council towards the provision of new primary and secondary school places at Newton Bluecoat Church of England Primary School and Ashton Community High School respectively, in accordance with Fylde Borough Local Plan policy CF2 and the National Planning Policy Framework.
 - A commuted sum payment of £6,000 to the County Council towards the preparation, implementation and monitoring of a Travel Plan.
- (ii) The completion of a Habitat Regulations Assessment in accordance with Regulations 61 and 62 of the Conservation of Habitats and Species Regulations 2010.
- (iii) 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 Application for approval of reserved matters must be made not later than the

expiration of three years from the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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.

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

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.

- 3 This permission relates to the following plans:

- Scale 1:2500 Location Plan received 6th November 2015.
- Drawing no. 0001 Rev B – Proposed site layout.
- Drawing no. A090876-004 Rev B – Proposed site access.

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.

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

- 4 Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall accord with the parameters shown on drawing no. 0001 Rev B with respect to: (i) the developable areas of the site; and (ii) the areas to be laid out as open space.

Reason: To ensure that any application for the approval of reserved matters accords with the parameters shown on the masterplan with respect to the developable and non-developable areas of the site in the interests of ensuring a pattern and layout of development which is sympathetic to the character and setting of the site and to minimise the development's visual impact on the surrounding landscape in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP11, and the National Planning Policy Framework.

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

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP30, and the National Planning Policy Framework.

- 6 No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

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

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

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 7 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) site investigation and test results to confirm infiltration rates;

- (iii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 30 and 1 in 100 year (+30% climate change allowance) rainfall events (including demonstration that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event); and (b) any necessary flow attenuation measures and the use of SUDS where appropriate;
- (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and of any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) flood water exceedance routes, both on and off site;
- (vi) means of access for maintenance and easements (where applicable);
- (vii) a timetable for implementation, including any phasing of works;

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

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

- 8 None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 7 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

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

- (iv) A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 9 No development (including any works of site preparation) shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigation has been submitted to and approved in writing by the local planning authority. The WSI shall include:

- (i) A phased programme and methodology of site investigation and recording to include:
 - a desk-based assessment including, where appropriate, historic building assessment(s), detailed survey and interpretative record;
 - a targeted archaeological evaluation; and
 - where appropriate, targeted area excavation.
- (ii) A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds;
 - production of a final report on the significance of the archaeological interest represented.
- (iii) provision for publication and dissemination of the analysis and report on the site investigation.
- (iv) provision for archive deposition of the report, finds and records of the site investigation.
- (v) nomination of a competent person(s) or organisation to undertake the work set out in the approved WSI.

The development shall thereafter be carried out in full accordance with the approved WSI and the timetable contained therein.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Borough Local Plan policy EP21 and the National Planning Policy Framework.

- 10 Notwithstanding the requirements of condition 3 of this permission, no above ground works shall take place until a scheme for the design, construction and drainage of the

site access, the layout of which is shown on drawing no. A0908887776-004 Rev B, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall, as a minimum, make provision for the visibility splays shown on drawing no. A0908887776-004 Rev B in both directions at the junction of the site access with Preston Old Road. The site access shall be constructed in full 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) the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 11 No above ground works shall take place until a scheme showing details of the siting, layout, design, construction and drainage for the following highway improvement works shown on drawing no. A090876-004 Rev B has been submitted to and approved in writing by the Local Planning Authority:

- (i) The formation of a raised table around the junction between the site access and Preston Old Road.
- (ii) The upgrading of two existing bus stops (eastbound and westbound) located on Preston Old Road to the east of the site access, the approximate positions of which are shown on drawing no. A090876-004 Rev B, to include the provision of raised borders and bus stop 'cages', together with associated road markings.
- (iii) The introduction of speed reducing surfaces including 'slow' and 'gateway' speed markings, together with associated traffic signs, the approximate positions of which are shown on drawing no. A090876-004 Rev B.
- (iv) The provision of a minimum 1.8 metre wide footway on the northerly side of Preston Old Road between the site access and the eastbound bus stop, the approximate extent of which is shown on drawing no. A090876-004 Rev B.

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

Reason: To secure improvements to the highway and public transport network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, and the National Planning Policy Framework.

- 12 Notwithstanding any details submitted as part of the application, none of the dwellings

hereby approved shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain:

- (i) details of measures to be introduced to promote a choice of travel modes to and from the site;
- (ii) a monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective;
- (iii) details of a Travel Plan co-ordinator;
- (iv) a timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment (over a minimum period of five consecutive years following the implementation of the Travel Plan) of the effectiveness of the measures introduced under (i) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

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

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan policies HL2, TR1 and TR3, and the National Planning Policy Framework.

- 13 No development shall take place until a scheme for the protection of the unnamed watercourse which runs along the western boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of how surface water will be managed during the construction phase in order to prevent pollution of the watercourse.
- (ii) Details of the height, position and design of any protective fencing to be erected alongside the river corridor in order to prevent debris entering the watercourse.
- (iii) A timetable for the implementation of the measures in (i) and (ii).

The duly approved scheme shall thereafter be implemented in accordance with the details and timetable contained therein, and the protection measures maintained as such during the entirety of the construction period.

Reason: To ensure that satisfactory measures are put in place to prevent the pollution of the watercourse which runs adjacent to the site and to ensure that the watercourse does not become blocked by construction materials in the interests of maintaining water quality and to reduce the risk of flooding in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 14 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:

- (i) hours of work for site preparation, delivery of materials and construction;
- (ii) arrangements for the parking of vehicles for site operatives and visitors;
- (iii) details of areas designated for the loading, unloading and storage of plant and materials;
- (iv) details of the siting, height and maintenance of security hoarding;
- (v) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from construction works; and
- (viii) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policy EP27, and the National Planning Policy Framework.

- 15 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include a scheme which demonstrates compliance with the principles of the landscape strategy indicated on drawing no. 0001 Rev B. The scheme shall include, but not be limited to, the following details:

- (i) existing trees, hedgerows and other vegetation on/overhanging the site to be retained;
- (ii) a compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development;
- (iii) the introduction of landscaping buffers along the northern and western boundaries of the site;
- (iv) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) the type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

- 16 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees/hedgerows identified as being retained as part of the landscaping scheme submitted pursuant to condition 15 (i). The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows to the periphery of site which are to be retained as part of the development in accordance with the requirements of Fylde Borough Local Plan policy EP12.

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

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

Informative notes:

1. With respect to condition 4 of this permission, “developable areas” means those areas of the site where it is proposed to construct the dwellings (including their associated garden areas and ancillary outbuildings), roads, parking areas and any other buildings. “Open space” means the area of approximately 0.5 hectares to be provided to the northern end of the site as annotated on drawing no. 0001 Rev B.
2. This planning permission does not give the applicant consent to connect to any ordinary watercourse(s) and it does not mean that land drainage consent will be given. The applicant should apply to Lancashire County Council obtain Land Drainage Consent from before starting any works on site. Information on the application process and relevant forms can be found at the following website: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>
3. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH. Should there be a requirement to divert the apparatus because of the

proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of Electricity North West's requirements for access to inspect, maintain, adjust, repair, or alter any of their distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Electricity North West's Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

4. Electricity North West offers a fully supported mapping service for their electricity assets. This is a service which is updated by their Data Management Team (Tel No. 0800 195 4749) and it is recommended that the applicant gives this early consideration in project design. It is the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.
5. With regard to the requirements of conditions 10 and 11 of this permission, the applicant is advised to contact Lancashire County Council's Highways Service in order to determine the need for section 38 and/or 278 Agreements under the Highways Act (1980) to secure the adoption of the new access road and for any engineering works within the adopted highway, before any development takes place.

Item Number: 2

Application Reference:	15/0767	Type of Application:	Full Planning Permission
Applicant:	Mrs Barton	Agent :	Mrs Walton
Location:	1 & 2 THE CHIMES, KIRKHAM, PRESTON, PR4 2XQ		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND TO THE REAR 1 & 2 THE CHIMES TO FORM EXTENDED DOMESTIC CURTILAGE TO THESE PROPERTIES ENCLOSED WITH 2M HIGH FENCING.		

Decision

Full Planning Permission :- Granted

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:	15/0787	Type of Application:	Outline Planning Permission
Applicant:	London Wall Outsourcing	Agent :	Janet Dixon Town Planners

Location:	Investments Ltd ELECTRONIC DATA SYSTEMS, HEYHOUSES LANE, LYTHAM ST ANNES, FY8 3RG
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT OF UP TO 160 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)

Decision

Outline Planning Permission :- Authority to GRANT planning permission delegated to the Head of Planning & Regeneration subject to

- (i) final agreement of the development's viability between the Local Planning Authority and the applicant, and the subsequent negotiation of a planning obligation under Section 106 of the Town and Country Planning Act to secure the following contributions:
 - (i) The provision, tenure, delivery mechanism, occupation criteria and phasing for up to 30% of the dwellings to be offered as affordable housing (as defined in the National Planning Policy Framework) on the site in accordance with the requirements of policy H4 of the Revised Preferred Options Local Plan and the National Planning Policy Framework.
 - (ii) A commuted sum payment to the County Council towards the provision of additional Primary School places at Lytham CE Primary School or an alternative eligible Primary School to be agreed in writing with Lancashire County Council in consultation with Councillors Redcliffe and Nulty and additional Secondary School places at Lytham St Annes Technology and Performing Arts College in accordance with Fylde Borough Local Plan policy CF2 and the National Planning Policy Framework.
 - (iii) A commuted sum payment of £1,000 per dwelling towards the improvement and/or future maintenance of open space off site at Hope Street Recreation Ground and/or Waddington Recreation Ground in accordance with the requirements of Fylde Borough Local Plan policy TREC17.

SAVE THAT where the above contributions would make the scheme unviable, they shall be delivered in descending order of priority (from (i) to (iii)) and any planning obligation shall include appropriate clauses requiring future assessment(s) of the scheme's viability at defined trigger points in order to establish the need for any overage provision.

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

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.

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

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.

- 3 This permission relates to the following plans:

- Drawing no. AA5659 2001 – Location plan.
- Drawing no. AA5659 2010 – Parameter plan access plan.
- Drawing no. AA5659 2012 - Parameter plan building scale.
- Drawing no. TPMA1417-100 Rev A – visibility splays access point 1.
- Drawing no. TPMA1417-101 Rev B –visibility splays access point 2.

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

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

- 4 Any application which seeks approval for the reserved matter of scale pursuant to condition 2 of this permission shall ensure that none of the dwellings exceed the maximum building storey heights indicated on drawing no. AA5659 2012.

Reason: To ensure that the scale of development is compatible with that of surrounding buildings in order to achieve a satisfactory appearance in the street scene and an acceptable relationship with surrounding properties in the interests of good design and the amenity of neighbouring residents in accordance with the requirements of FBLP policy HL2 and the National Planning Policy Framework.

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

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP30, and the National Planning Policy Framework.

- 6 No development shall take place until a report containing details of further intrusive investigations for the monitoring and sampling of groundwater and ground gas on the site has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

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

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

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 7 Other than those works associated with the demolition of existing buildings and site clearance, no above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events (including a 30% allowance for climate change), which shall not exceed the pre-development rate and should be as close to the greenfield runoff rate as is reasonably practicable in accordance with Standards 2 and 3 of the 'Non-Statutory

- Technical Standards for Sustainable Drainage Systems’;
- (iii) details of any necessary flow attenuation measures including temporary storage facilities and the use of SUDS where appropriate;
 - (iv) details of any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (e.g. refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - (v) details of flood water exceedance routes (both on and off site);
 - (vi) evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - (vii) details of how surface water will be managed and pollution prevented;
 - (viii) a timetable for implementation, including details of any phased delivery; and
 - (ix) details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.

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

- 8 Other than those works associated with the demolition of existing buildings and site clearance, no above ground works shall take place until a scheme for the design, construction and drainage of the two vehicular access points to the site from Shepherd Road (the positions of which are shown on drawing nos. TPMA1417-100 Rev A and TPMA1417-101 Rev B) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for minimum visibility splays of:

- (i) 2.4 metres x 43 metres in both directions at the junction of ‘Access Point 1’ with Shepherd Road (as shown on drawing no. TPMA1417-100 Rev A).
- (ii) 2.4 metres x 43 metres (westbound) and 2.4 metres x 25 metres (eastbound) at the junction of ‘Access Point 2’ with Shepherd Road (as shown on drawing no. TPMA1417-101 Rev B).

The site accesses shall be constructed in full 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) the visibility splays shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 0.6 metres in height.

Reason: To ensure safe and suitable access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the

requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 9 Other than those works associated with the demolition of existing buildings and site clearance, no above ground works shall take place until a scheme for the siting, layout, design, construction and drainage of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- (i) The formation of a raised table at the junction of 'Access Point 2' with Shepherd Road, the indicative layout of which is shown on drawing no. TPMA1417-101 Rev B.
- (ii) The upgrading and arrangements for ongoing maintenance of two existing bus stops (eastbound and westbound) located on Church Road (to either side of its junction with Moorland Road) approximately 235m to the south of the site to Quality Bus Standard. The upgrades to the bus stops shall include the provision of raised borders and bus stop 'cages', together with associated road markings, in accordance with the indicative scheme shown on drawing no. TPMA1417-105.
- (iii) A review of the existing Traffic Regulation Order on Shepherd Road insofar as it relates to the waiting restrictions in place on the northern and southern frontages of Shepherd Road where they flank the southern boundary of the development site. The review shall determine the need for any amendments to the existing Traffic Regulation Order in order to revise/remove the existing waiting restrictions and a timetable for the implementation of any required amendments (including both the physical and legislative works).

The highway improvement works in the duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, or within any other timescale which has first been agreed in writing with the Local Planning Authority.

Reason: To secure improvements to the highway and public transport network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, and the National Planning Policy Framework.

- 10 Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall include a scheme to demonstrate how vehicle access between the development site and the land to the north (which is to be developed pursuant to planning permission 12/0465 and reserved matters approval 13/0448) is to be restricted. The scheme shall include details of: (i) the siting, layout, design, materials and finish of any means of enclosure (or other mechanism) used to prevent vehicle access between the sites; (ii) any access arrangements for emergency service vehicles; and (iii) a timetable for implementation. The duly approved scheme shall thereafter be implemented in accordance with the details and timetable contained therein.

Reason: To ensure the use of an appropriate mechanism to restrict vehicle access

between adjoining sites in order to prevent the creation of a through-route between Heyhouses Lane and Shepherd Road for traffic visiting the commercial premises on the adjoining site and to ensure that the highway infrastructure put in place to serve that development continues to be used as the principal means of access to those uses in the interests of highway safety and network capacity in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, and the National Planning Policy Framework.

- 11 Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall include a scheme for the provision of pedestrian and cycle routes through to adjoining land to the north of the site, the indicative positions of which are shown on drawing nos. AA5659 2002 and AA5659 2010. The scheme shall include details of the siting, layout, design, construction (including surfacing materials) and drainage of each route, and a timetable for their provision. The pedestrian and cycle routes shall thereafter be constructed and made available for use in accordance with the details in the duly approved scheme and the timetable contained therein.

Reason: To ensure connectivity between adjoining sites for cyclists and pedestrians in the interests of promoting permeability and accessibility between sites and a holistic approach to development in accordance with the requirements of Fylde Borough Local Plan policies HL2, TR1 and TR3, and the National Planning Policy Framework.

- 12 Notwithstanding any details submitted as part of the application, none of the dwellings hereby approved shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall follow the principles set out in the 'Interim Travel Plan' by Curtins (document reference TPMA1417/ITP dated 10 March 2016) and, as a minimum, shall contain:

- (i) details of a Travel Plan co-ordinator;
- (ii) details of measures to be introduced to promote a choice of travel modes to and from the site;
- (iii) a monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective; and
- (iv) a timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment (over a minimum period of five consecutive years following the implementation of the Travel Plan) of the effectiveness of the measures introduced under (ii) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

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

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan policies HL2, TR1 and TR3, and the National Planning Policy Framework.

- 13 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include a scheme containing, but not limited to, details of:

- (i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained (including their root protection areas and measures to be implemented to ensure their protection during the construction phase);
- (ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- (iii) the strengthening and/or introduction of any landscaping buffers to the perimeter of the site;
- (iv) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained 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 that appropriate measures are put in place to retain, replace and introduce soft landscaping as an integral part of the development layout in the interests of visual amenity and to ensure the delivery of biodiversity enhancements as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and

Countryside Act 1981 (as amended) and the National Planning Policy Framework.

- 15 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:

- (i) hours of work for site preparation, delivery of materials and construction;
- (ii) arrangements for the parking of vehicles for site operatives and visitors;
- (iii) details of areas designated for the loading, unloading and storage of plant and materials;
- (iv) details of the siting, height and maintenance of security hoarding;
- (v) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from construction works; and
- (viii) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policy EP27, and the National Planning Policy Framework.

- 16 Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall include a scheme for the provision and future maintenance of Public Open Space to be delivered on the site as part of the development. The scheme shall include details of the size (which, as a minimum, shall comprise an area of 0.2 hectares), siting, layout, design and maintenance arrangements for the Public Open Space, and a timetable for its provision and future maintenance. The Public Open Space shall be provided and maintained in accordance with the details and timetable contained within the duly approved scheme, and shall be retained as such thereafter for use as Public Open Space.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of public open space on the site in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Fylde Borough Local Plan policy TREC17 and the National Planning Policy Framework.

Informative notes:

1. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH. Should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of Electricity North West's requirements for access to inspect, maintain, adjust, repair, or alter any of their distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Electricity North West's Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.
2. Electricity North West offers a fully supported mapping service for their electricity assets. This is a service which is updated by their Data Management Team (Tel No. 0800 195 4749) and it is recommended that the applicant gives this early consideration in project design. It is the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.
3. With regard to the requirements of conditions 8 and 9 of this permission, the applicant is advised to contact Lancashire County Council's Highways Service in order to determine the need for section 38 and/or 278 Agreements under the Highways Act (1980) to secure the adoption of the new access road and for any engineering works within the adopted highway, before any development takes place.

Item Number: 4

Application Reference:	15/0810	Type of Application:	Full Planning Permission
Applicant:	Brimas Construction, Driftstone Ltd, Howard & Eileen Oldroyd	Agent :	Croft Goode Limited
Location:	KEENANS MILL, LORD STREET, LYTHAM ST ANNES, FY8 2DF		
Proposal:	PROPOSED ERECTION OF 12 NO. SEMI-DETACHED HOUSES, ERECTION OF A THREE STOREY BUILDING WITH OFFICES (CLASS B1) ON THE GROUND FLOOR AND 4 NO. SELF CONTAINED FLATS ON THE FIRST AND SECOND FLOORS AND ASSOCIATED WORKS FOLLOWING DEMOLITION OF EXISTING BUILDINGS		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 13 November 2015, including the following plans:

15-2055-PN001 Rev B - Proposed site layout

15-2055-PN006 Rev A - Proposed Office/Apartments

15-2055-PN007 - Garages (Plans and elevations)

15-2055-PN002 - Proposed house types

Contaminated Land Phase Two Intrusive Investigation (Prepared by Martin Environmental Solutions - Dated February 2016)

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

- 3 Notwithstanding any denotation on the approved plans samples of all the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

- 4 The proposed windows shown coloured red on the approved plan shall be glazed with obscure glass to a minimum of Pilkington Grade 3 (or a comparable equivalent) and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

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

- 5 Prior to the commencement of development a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems and shall drain away from the railway line. The development shall be implemented, maintained and managed in accordance with the approved details.

In order to ensure adequate and proper drainage of the site.

- 6 The access, turning and parking areas shall be carried out in accordance with the approved details shown on submitted plan ref: 15-2055-PN001 Rev B prior to the first occupation of any of the dwellings, with those areas thereafter retained available for the parking of motor vehicles.

In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

- 7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 2015 [or any subsequent legislation that replaces or supersedes that Order], the ground floor office space within the Office/Apartment building shall be used solely as Class B1a office space and shall not be use for any other purpose.

In order to control the operational floorspace of the building having regard to the restricted car parking available on the site and to ensure adequate protection to the amenity to neighbouring residential properties.

- 8 Notwithstanding any denotation on the approved plans details of all boundary treatments, including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built

development on site. The boundary treatment running parallel with the railway line shall be trespass proof. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a satisfactory standard of development and to ensure there is no adverse impact to the adjacent railway network.

- 9 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 10 The remediation strategy outlined on page 7 of the submitted "*Contaminated Land Phase Two Intrusive Investigation*" prepared by Martin Environmental Solutions (dated February 2016) shall be implemented in full. Should contamination be found on the site works shall cease and the Local Planning Authority shall be notified in writing. A new remediation strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the recommencement of works on site.

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

- 11 No development shall take place, including any works of demolition, 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:

- a. the identification of the site access for construction traffic
- b. times of construction activity at the site
- c. times and routes of deliveries to the site
- d. the parking of vehicles of site operatives and visitors
- e. loading and unloading of plant and materials
- f. storage of plant and materials used in constructing the development
- g. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h. wheel washing facilities
- i. measures to control the emission of dust and dirt during construction
- j. a scheme for recycling/disposing of waste resulting from demolition and construction works
- k. means of demolition of the existing buildings
- l. nature/type of machinery to be used in both construction and demolition
- m. the location of any scaffolding used for the development that is to be within 10m of the boundary with the railway network

To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses given the proximity to residential properties and the equestrian use.

- 12 No works shall be undertaken until a walkover survey of the site including within the existing buildings has taken place in order to establish the presence of protected species and the results submitted in writing to the local planning authority. Should the presence of any protected species be identified, a mitigation and phasing scheme for demolition and construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout the construction of the dwelling.

To ensure adequate protection to protected species.

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

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

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

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

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.
2. Network Rail requests that the developer submit a risk assessment and method statement (RAMS) for the proposal to the Network Rail Asset Protection Engineer once the proposal has entered the development and construction phase. The RAMS should consider all works to be undertaken within 10m of the operational railway. We require reviewing the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at AssetProtectionLNWNorth@networkrail.co.uk to discuss the proposal and RAMS requirements in more detail.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 5

Application Reference:	15/0813	Type of Application:	Full Planning Permission
Applicant:	Mrs Leeds	Agent :	RDJ CREATIVE LTD
Location:	17 DURHAM AVENUE, LYTHAM ST ANNES, FY8 2BD		
Proposal:	RETROSPECTIVE APPLICATION FOR THE FORMATION OF A RESIDENTIAL FLAT AT FIRST FLOOR LEVEL AND THE CHANGE OF USE OF THE GROUND FLOOR OF THE PREMISES AND THE OUTBUILDINGS TO A CHILDRENS DAY NURSERY FOR UP TO 28 CHILDREN AND THE RETENTION OF TIMBER PLAY EQUIPMENT IN THE REAR GARDEN AREA.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 This consent relates to the following details:

Approved plans:

- Location Plan -
- Proposed plans and Elevations - F/15/85/01 REV B

Supporting Reports:

- Design and Access Statement - Mrs Claire Leeds dated 09/11/15

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

- 3 Before the use hereby permitted first commences, a scheme for the soundproofing of the internal and external party and boundary walls of the buildings and external play areas shall be submitted to and agreed in writing by the Local Planning Authority, thereafter the agreed scheme shall be duly installed and maintained as such.

To safeguard the amenities of the occupiers of the adjoining residential property and to prevent nuisance arising in accordance with the requirements of Fylde Borough Local Plan policies CF04 and EP27, and the National Planning Policy Framework.

- 4 Before the use hereby permitted first commences a 'Management Plan' shall be submitted to the Local Planning Authority and agreed in writing. This management plan shall set out details of the operation of the site including details of drop off and collection times, external play-times, play zones and outdoor play activities, and other details that create a potential impact on neighbouring amenity. Thereafter the agreed plan shall be implemented and maintained throughout the time that the nursery remains operational

In the interests of residential amenity and highway safety as required by Policy CF4 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. This has been

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demonstrated by:

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 6

Application Reference:	15/0841	Type of Application:	Full Planning Permission
Applicant:	Mrs Rayson	Agent :	Clover Architectural Design Limited
Location:	LAND TO THE REAR, 16 CLITHEROES LANE, FRECKLETON, PRESTON, PR4 1SD		
Proposal:	CONSTRUCTION OF 3 X 3 STOREY HOUSES AND 1 NO BUNGALOW WITH ASSOCIATED PARKING FOLLOWING DEMOLITION OF EXISTING WAREHOUSE/SHOWROOMS		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

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

- 1104 - Proposed site plan
- 1100 Rev D - Proposed house types plans and elevations
- 1105 - Existing and proposed street scenes
- 1102 - Boundary treatments sheet 1
- 1103 Rev A - Boundary treatments sheet 2

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

- 3 Notwithstanding any denotation on the approved plans samples of the external materials to be used in the construction of the development (including the boundary walls), hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a satisfactory standard of development.

- 4 The proposed windows shown coloured red on the approved plan shall be glazed with obscure glass to a minimum of Pilkington Grade 3 (or a comparable equivalent) and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

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

- 5 Prior to the commencement of development a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

In order to ensure adequate and proper drainage of the site.

- 6 The access and parking area shall be carried out in accordance with the approved details shown on submitted plan ref: 1104 prior to the first occupation of the respective dwelling to which that parking is to serve, with those areas thereafter retained available for the parking of motor vehicles.

In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

- 7 Notwithstanding the provision of Article 3, Schedule 2, Parts 1 and 2 of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

Part 1- Development within the curtilage of a dwelling house

Part 2 - Minor operations

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

- 8 Prior to the first occupation of the respective dwellings all boundary treatments associated with that dwelling shall be carried out in accordance with the approved details shown on submitted plans ref: 1102, 1103 Rev A and 1104. Only the approved details shall be used in the development unless otherwise agreed in writing with the Authority and shall thereafter be retained or if replaced shall be of the same height and type as previously agreed.

To ensure a satisfactory standard of development.

- 9 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the

site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 10 No development shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and agreed in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the scheme implemented to the satisfaction of the Local Planning Authority prior to the development of the site. Any changes to the agreed scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

- 11 No development shall take place, including any works of demolition, 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:

- a. the identification of the site access for construction traffic
- b. times of construction activity at the site
- c. times and routes of deliveries to the site
- d. the parking of vehicles of site operatives and visitors
- e. loading and unloading of plant and materials
- f. storage of plant and materials used in constructing the development
- g. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h. wheel washing facilities
- i. measures to control the emission of dust and dirt during construction
- j. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses given the proximity to residential properties and the equestrian use.

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: 7

Application Reference:	15/0844	Type of Application:	Outline Planning Permission
Applicant:	Mr Holloway	Agent :	Fox Planning Consultancy
Location:	LAND ADJACENT KNOWSLEY FARM, THE GREEN, WEETON WITH PREESE		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF A TWO STOREY DWELLING WITH ACCESS, LAYOUT AND SCALE APPLIED FOR (LANDSCAPING AND APPEARANCE RESERVED FOR FUTURE CONSIDERATION)		

Decision

Outline Planning Permission :- Refused

Reasons

- 1 The application site comprises and area of greenfield agricultural land that is elevated above road level, with protected trees within and around it, and is designated as countryside on the Fylde Borough Local Plan, as altered (October 2005). It is located on the approach to Weeton Village from the east where the general character of the countryside is established by open agricultural land that is visually separated from the settlement located to the west of the site by the form of development and the trees in the area.

Whilst the council accepts that the delivery of the dwelling will assist with the borough's housing supply, it is the case that this proposal will cause such significant and demonstrable harm to the established character of the area that it outweighs this benefit. This harm is particularly caused by way of:

- Involving the development of greenfield land
- The visual impact of the development on the character of the countryside in this location, and how this identifies as being clearly outside of the urban area of the village with a markedly different character to that of the village
- that the re-contouring of the land required to physically construct the development will exacerbate the change in the rural character and add to the urbanising impacts
- the prominence of the elevated garden area and so the impact that its inevitable cluttering with domestic paraphernalia will cause
- the potential for a detrimental impact to protected trees both during construction and through pressure from future occupiers of the dwelling for works to be undertaken to offset the impact they will have on their residential amenity
- the conflict with the character of neighbouring properties as a result of the

- scale of the plot and the contrived nature of the development
- the impact on the setting of the Grade II listed Knowsley Farm dwelling

Accordingly the proposal is contrary to criteria 1 and 2 of Policy HL2 and Policies SP2, EP4, EP11, EP12 and EP18 of the Fylde Borough Local Plan and the aims of the National Planning Policy Framework.

Informative notes:

- The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.
 - Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 8

Application Reference:	15/0867	Type of Application:	Full Planning Permission
Applicant:	Mr Betts	Agent :	Shepherd Planning
Location:	LAND ADJACENT NOOKWOOD COTTAGE, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RD		
Proposal:	DETACHED DWELLING AND GARAGE (ON LAND PREVIOUSLY IDENTIFIED AS PLOT 2 UNDER OUTLINE APPROVAL 15/0043)		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

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

4033/SD14 - Site plan
4033/SD11 Rev A - Floor plans
4033/SD12 Rev A - Elevations

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

- 3 Notwithstanding any denotation on the approved plans samples of the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a satisfactory standard of development.

- 4 Prior to the commencement of the development, hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures for their protection in the course of development. The works shall be carried out in accordance with the approved landscaping scheme.

In order to enhance the quality of the development in the interests of the amenities of the locality and retain the character of the conservation area.

- 5 Prior to the commencement of development a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

In order to ensure adequate and proper drainage of the site.

- 6 The access and parking area shall be carried out in accordance with the approved details shown on submitted plan ref: 4033/SD14 prior to the first occupation of the

dwelling, with those areas thereafter retained available for the parking of motor vehicles.

In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

- 7 Notwithstanding the provision of Article 3, Schedule 2, Parts 1 and 2 of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

Part 1- Development within the curtilage of a dwelling house

Part 2 - Minor operations

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

- 8 Notwithstanding any denotation on the approved plans details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a satisfactory standard of development.

- 9 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

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:	15/0898	Type of Application:	Full Planning Permission
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	PROPOSED EXTENSION.OF CAR PARK TO NORTH OF STADIUM TO PROVIDE NET INCREASE OF 95 SPACES		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 The car parking area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority and shall be made available for use prior to the first occupation of the stadium, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for visitors to the site.

To provide satisfactory parking areas.

- 3 The remainder of the undeveloped land within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, with this landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

- 4 Prior to the first occupation of the car parking hereby approved, a fully detailed Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in

writing by the Local Planning Authority.

Reason: To ensure that a satisfactory car parking management strategy is implemented for the development.

- 5 Prior to the commencement of the development hereby approved, full details of the means of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented during the development and shall thereafter be retained.

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

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: 10

Application Reference:	15/0899	Type of Application:	Variation of Condition
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 13/0655 TO REPLACE 'PROPOSED BASEMENT AND GROUND FLOOR PLANS' AND 'PROPOSED SECOND FLOOR PLANS' DRAWING. PROPOSED CHANGES INTRODUCE A GYM, BEAUTY SALON AND FRUIT BAR TO GROUND FLOOR, AND INTRODUCE OFFICE SPACE (CLASS B1) TO SECOND FLOOR OF MAIN STAND		

Decision

Variation of Condition :- Granted

Conditions and Reasons

- 1 In respect of that part of the application made in outline, a subsequent application for the approval of reserved matters must be made not later than the expiration of three years from 07/01/2105 and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from 07/01/2015;
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.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2 Before any elements of the development approved in outline are commenced, reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters: Layout, Scale, Appearance & Landscaping.

Reason: Elements of the development benefit from outline planning permission and details of these matters still remain to be submitted.
- 3 The development hereby approved shall be carried out in accordance with the following approved plans, unless an amended plan is subsequently approved as a result of a further submission to the local planning authority:

- 4884_01_Location Plan
- 4884_02_C_Proposed Application Site Boundary
- 4884_03_D_Proposed Public Footpath Diversion
- 4884_04_Existing Site Plan Sheet 1 of 2
- 4884_05_Existing Site Plan Sheet 2 of 2
- 4884_06_G_Proposed Site Masterplan
- 4884_07_A_Site Cross Sections
- 4884_P_001 Rev A Proposed Basement & Ground Floor Plans
- 4884_09_D_Proposed Main Stand First Floor Plan
- 4884_P_002 Rev A Proposed Main Stand Second Floor Plan
- 4884_11_A_Proposed Main Stand Elevation Sheet 1 of 2
- 4884_11_A_Proposed Main Stand Elevations Sheet 2 of 2
- 4884_13_Proposed North & South Stands_Plans & Elevations
- 4884_14_Proposed East Stand_Plans & Elevations
- 1379 MIDW 110 Rev A_Aldi Floorplans & Elevations (Changes to approved drawing 1379/MIDW/11)
- 4884_17_Proposed Distribution Centre Plans
- 4884_18_Proposed Distribution Centre Elevations
- 4884_23_Proposed Substations

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

- 4 Prior to the commencement of the development hereby approved, a scheme including details of all existing and proposed levels across the site and finished ground floor levels of all buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development is undertaken in a satisfactory manner.

- 5 Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of each building on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: In order to ensure a satisfactory standard of development.

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

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

- 7 Prior to the installation of any lighting on the site, a scheme for the external lighting of each phase of the development including all buildings, sports provision & street lighting [including degree of illumination] within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for each phase shall be implemented to the satisfaction of the Local Planning Authority prior to each phase of the development first coming into use; any addition or alteration to the scheme shall be agreed in writing with the Authority. The proposed lighting scheme shall be designed so as not to exceed the levels of light spill at the receptors identified in table 3 of the Hoare Lea Lighting report unless agreed in writing with the Local Planning Authority.

Reason: In the interests of visual & residential amenity and to ensure no adverse impact on protected species.

- 8 Landscaping for the elements of the proposal applied for in full, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development of that phase of the development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. It shall also include details of any retained habitats such as trees, woodland, shrubs, grassland, riparian habitat and hedgerows, as well as habitat creation such as new hedgerows, ponds and associated wetland habitat, along with details of maintenance and enhancement of existing wildlife corridors and subsequent aftercare & management, shall be submitted to the Council for approval. The scheme shall be designed for the benefit of biodiversity. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of

the locality.

- 9 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.

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

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

Reason: To provide an appropriate finished appearance of the development.

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

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

- 12 The use of any part of the application site for car boot sales, markets and concerts shall not take place without the written consent of the Local Planning Authority.

Reason: In order to protect the amenities of neighbouring residents.

- 13 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will

not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

- 14 Prior to the commencement of construction of each phase of the development hereby approved, full details of the means of foul water drainage of that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented during the development and shall include that the development is drained on a separate system with only foul drainage connected into the foul sewer.

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

- 15 The use of the second floor of the main stand shall be restricted to use class B1(a) and shall only be occupied between the hours of 6am and 6pm Monday to Friday and not at all on Saturdays and Sundays.

Reason: In order to ensure that sufficient car parking is available on the site.

- 16 Immediately prior to the commencement of each phase of the development, all habitat suitable for use by common toad shall be ring fenced with temporary amphibian fencing along with an appropriate number of pitfall buckets and carpet squares (details of which are to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development), and all other toads or amphibians shall be removed to a suitable safe location (receptor site) in accordance with the mitigation scheme detailed in Annexe F of the Extended Phase 1 Habitat Survey & Ecological Impact Assessment (Cameron Crook dated July 2014).

Reason: In order to secure adequate compensatory habitat for a species of principal importance.

- 17 Prior to the installation of any on site floodlighting, a scheme in respect of floodlighting for all the areas to be illuminated, including detailed timing of lighting operations, location and design of floodlights shall be submitted to and approved in writing by the Local Planning Authority. Measures to avoid impacts on bats shall be implemented in accordance with

the mitigation scheme detailed in Annexe G of the Extended Phase 1 Habitat Survey & Ecological Impact Assessment (Cameron Crook dated July 2014).

Reason: In order to provide mitigation for habitat which has the potential to support bats.

- 18 There shall be no engineering, site operations or other construction works including works to any trees, shrubs or other vegetation, carried out anywhere on site during the period commencing the first week of February to the last week of July inclusive, until or unless it has first been confirmed by an ecologist that breeding birds are not present. Details of the provision and implementation of alternative bird breeding habitat to compensate for any losses shall be provided to the Local Planning Authority and approved in writing prior to the commencement of work on development.

Reason: In order to protect breeding birds.

- 19 Prior to the commencement of any ground works on site involving excavation of land or the use of light or heavy machinery, there shall be a repeat survey for the presence of badgers on site to include a distance of 30 metres from the site boundaries. The report of the survey along with proposals for mitigation & compensation, where required, shall be submitted to and approved in writing by the Local Planning Authority. Any measures necessary for the protection of badgers shall be implemented in full.

Reason: In order to provide adequate mitigation for protected species.

- 20 Prior to the commencement of each phase of the development hereby approved, a scheme detailing the noise insulation/prevention measures for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed:-
- 50dB LAeq (16 hour) from 07.00 to 23.00, 45dB LAeq (8 hour) from 23.00 to 07.00 and 60dB LAFmax from (19.00 -0700 or 2300-0700) for single sound events at the façade of the nearest noise-sensitive property, and
 - 55dB LAeq (16 hour) from 07.00 to 23.00 at the outdoor living areas of the nearest noise-sensitive property, for example rear gardens and balconies, or
 - any such level as approved in writing by the Local Planning Authority.

Reason: In order to protect residential amenity.

- 21 Construction times shall be limited to 08.00-18.00 Monday to Friday; 08.00 – 13.00 on Saturdays and no activity on Sundays or Bank Holidays.

Reason: In order to protect residential amenity.

- 22 Prior to any on site construction, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic

parking and any temporary traffic management measures, times of construction, access and deliveries, storage of plant & materials used in construction, the erection and maintenance of security hoardings where appropriate, a management plan to control the emission of dust & dirt during construction identifying suitable mitigation measures, a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site), a Management Plan to identify potential ground & water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction; and a scheme to control noise during the construction phase.

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

- 23 No part of the development hereby approved shall commence until a scheme for the construction of all site access and the off-site works of highway improvement has been submitted to, and approved by the Local Planning Authority. The site access and off-site highway works shall be completed before the development is first occupied. The following schemes to be covered by this condition include:

- Access junction roundabout
- Toucan crossing located on the southern approach arm to the A585 roundabout junction with the B5192; scheme to include surface treatment as necessary all subject to detailed design and to include connecting cycleway and footways to the proposal site
- Toucan crossing located on the northern approach arm to the A585 roundabout junction with the B5192 to tie in with the diverted Public Right of Way
- Bus stop with associated lay-by and shelter on the A585 northbound carriageway
- Bus stop without lay-by or shelter on the southbound carriageway of the A585

No part of the development hereby approved shall be occupied until the approved scheme has been constructed and completed in accordance with the scheme details.

Reason: In order to satisfy order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised) and ensure that users of the development have satisfactory access to public transport services.

- 24 Within each phase of development, the new estate road/access which serves the site up to the roundabout junction with Fleetwood Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on each phase of the development.

Reason: To ensure that satisfactory access is provided to the site before the

development hereby permitted becomes operative.

- 25 Upon the commencement of development, facilities shall be provided within the site by which means the wheels of vehicles will be cleaned before leaving the site. These wheel washing facilities shall be permanently retained during the construction period to the satisfaction of the Local Planning Authority.

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

- 26 No part of the development hereby approved shall commence until a scheme for the construction of the internal access road, cycleway and footway networks has been first submitted to, and approved in writing by the Local Planning Authority. The scheme shall satisfy the needs of all elements of the site and be constructed in accordance with the approved details prior and thereafter retained.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide a safe access to the site and ensure that users of the development have appropriate access to sustainable transport options.

- 27 Development shall not begin until a phasing programme for the whole of the proposal site 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 development of the site.

- 28 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order Town & Country Planning (Use Classes) Order, there shall be no subdivision of the proposed foodstore without the express consent of the local planning authority.

Reason: In order to prevent the subdivision of the retail store into smaller units which may compete with established traders within Kirkham Town Centre which may undermine its vitality and viability.

- 29 The Framework Travel Plan as approved/accepted/agreed must be implemented in full

in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

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

- 30 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.

- 31 Prior to the commencement of any phase of the development hereby approved, a Delivery Management Plan relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. The deliveries to the site shall take place in accordance with the plan unless the Local Planning Authority is notified in writing and agreement is reached regarding any proposed alterations.

Reason: In order to ensure highway safety is maintained at all time.

- 32 The car parking for each phase of the development, as indicated on the approved plans shall be surfaced, demarcated and made available for use prior to that phase of development hereby approved being occupied, unless otherwise agreed in writing with the Local Planning Authority. The car park shall then be available at all times whilst the site is occupied.

Reason: To ensure that there is adequate parking for the development proposed when the buildings are occupied.

- 33 Prior to the first occupation of any phase of the development hereby approved, a fully detailed Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory car parking management strategy is implemented for the development.

- 34 Prior to the first use of the football stadium hereby approved, a fully detailed Event Management Plan (covering events at AFC Fylde Football Stadium) shall be submitted to and approved in writing by the local planning authority. The Event Management Plan shall also include a detailed Traffic Management Plan. The management of events shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that there are satisfactory event management procedures in place for the development in order that reliability and safety of the local highway network are maintained and to ensure the amenity of the adjacent (new and proposed) residential areas will not be adversely affected.

- 35 Prior to the use of the Stadium hereby approved for any large scale non sporting events, full details of the proposed event including the nature, the proposed hours, the expected number of visitors and the proposed car parking arrangements shall be submitted to and approved in writing by the Local Planning Authority. The event shall then be operated in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory strategy is implemented for the development in order that reliability and safety of the local highway network are maintained and also the amenity of the adjacent (new and proposed) residential areas will not be adversely affected.

- 36 The 8 No. outdoor sports pitches shall not be used in the one hour before, also during, and two hours after any AFC Fylde home football match with an expected attendance in excess of 1000 spectators or other large scale event (as identified prior to the start of each season through the procedures set out in the Stadium Management Plan and AFC Fylde Traffic Management Plan). The development shall then be operated in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise the peak demand within the area and to ensure the

availability of appropriate car parking within the site.

- 37 No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved drawings. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason: To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport.

- 38 Prior to the first use of any phase of the development hereby approved full details of a strategy for all signing and advertisements to be displayed on that phase of the site shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

- 39 Prior to the first occupation of any of the proposed buildings or use of the proposed facilities, a means of vehicular access to the neighbouring Mill Farm shall be implemented to the site boundary to the satisfaction of the Local Planning Authority, in accordance with a scheme previously agreed in writing.

Reason: In the interests of highway safety.

- 40 The total net sales area of the proposed supermarket shall not exceed 1,140 square metres, of which the area used for the sale of comparison goods shall not exceed 228 square metres.

Reason: To ensure the proposed development does not have a detrimental impact on the Vitality & Viability of local centres

- 41 The unit identified as a bulky goods retail unit on the Site Masterplan shall only be used for the sale of goods falling within the following categories:

- a. Materials for the maintenance and repair of dwellings; tools and accessories
- b. Garden plants and flowers
- c. Furniture & furnishings, carpets and other floorcoverings
- d. Household textiles
- e. Household appliances (major appliances & small household appliances
- f. Bicycles
- g. Motor parts & accessories

Reason: To ensure the proposed development does not have a detrimental impact on

the Vitality & Viability of local centres

- 42 Total net sales of the proposed bulky goods retail unit shall not exceed 589 square metres.

Reason: In order to prevent harm to existing retail centres.

- 43 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order the proposed drive through restaurant & public house shall not be used for a Class A1 retail use.

Reason: In order to protect the vitality & viability of retail centres.

- 44 The retail units shall not be combined to create larger units than those indicated on the Site Masterplan.

Reason: In order to protect the vitality & viability of local centres.

- 45 The foodstore indicated on the approved plans shall not be open for trading except between the hours of:

08:00 - 22:00 Monday - Saturday and

09:00 - 18:00 on Sundays.

without the prior written consent of the Local Planning Authority

Reason: In the interests of residential amenity

- 46 Prior to the first occupation of the proposed sports stadium, details of the hours of operation of the stadium and its buildings shall be submitted to and approved in writing by the Local Planning Authority. Any change from the approved scheme shall require the written consent of the Local Planning Authority.

Reason: In the interests of residential amenity

- 47 Prior to the first occupation of the proposed warehouse, details of the hours of operation shall be submitted to and approved in writing by the Local Planning Authority. Any change from the approved scheme shall require the written consent of the Local Planning Authority.

Reason: In the interests of residential amenity

- 48 Prior to the first use of the proposed sports pitches (5 a side, 3rd generation & artificial pitches), details of the hours of operation shall be submitted to and approved in writing by the Local Planning Authority. Any change from the approved scheme shall require the written consent of the Local Planning Authority.

Reason: In the interests of residential amenity

- 49 Surface water discharge rates for the outfall to Bradkirk Brook for the hybrid application must not exceed 126 l/s.

Reason: To ensure satisfactory storage and disposal of surface water from the site.

- 50 A finalised Surface Water Drainage Strategy (SWDS) should be submitted to and approved in writing by the Local Planning Authority. This SWDS should demonstrate that the surface water will be managed as per current policy/ guidelines for each phase of the development. The SWDS should show a breakdown of storage capacities and discharge rates for both individual elements of the proposals and for the whole development. A narrative should be provided with the SWDS outlining management and maintenance responsibilities for the surface water drainage infrastructure.

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

- 51 The development hereby permitted shall not be commenced until such time as a scheme to: dispose of foul water; and
Install oil and petrol separators, has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent pollution of the water environment. To ensure no contaminated water from oil spills, fuel forecourts or goods vehicles is discharged to surface water or groundwater.

- 52 No underground tanks shall be installed within the site without the prior written approval of the local planning authority. Any approval shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipe work and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent pollution of the water environment and the underlying aquifer.

- 53 No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- 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.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) 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.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In order to prevent the local environment from being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

- 54 The stadium shall not be constructed other than substantially in accordance with the approved details and shall comply with the Football Associations Ground Grading B requirements.

Reason: To ensure the development is fit for purpose and sustainable and to accord with paragraph 17 of NPPF.

- 55 Construction of the football stadium shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority:-
(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the football pitch which identifies constraints which could affect pitch quality; and
(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the pitch will be provided to a quality that complies with the Football Associations Performance Quality Standard for Ground Grading B. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

Reason: To ensure that the football pitch is prepared to an appropriate standard and is fit for purpose and to accord with paragraph 17 of NPPF.

- 56 When any application is submitted to the Local Planning Authority pursuant to an outline planning permission, a scheme for the design, layout and management of the Artificial Grass Pitches shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England) and shall include:
i) The layout and design of all Artificial Grass Pitches, including materials and method of construction, to be in accordance with England Hockey and Football Association Technical Design Standards
ii) A scheme for the management of the sports provision to be made within or in association with the development, including provision to be made for use by other organisations / individuals within the local community

- iii) A Sports Development Plan and Community Use Agreement
- iv) A scheme for the maintenance of the Artificial Grass Pitches to include provision of a sinking fund for each pitch.

No development relating to sporting provision shall commence on site until the details referred to in this condition have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England

Reason: In order to ensure the provision of sufficient technical details.

Informative notes:

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

Item Number: 11

Application Reference:	15/0901	Type of Application:	Full Planning Permission
Applicant:	Jones Homes Lancashire	Agent :	
Location:	LAND AT, KINGS CLOSE, STAINING		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 13/0590 FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF A DEVELOPMENT OF 30 DWELLINGS		

Decision

Full Planning Permission:- Authority to Approve the Reserved Matters be delegated to the Head of Planning and Regeneration on

- (i) the satisfactory resolution of consultee concerns over the surface water drainage arrangements for the development
- (ii) the completion of a s106 agreement to secure the following,
 - Unilateral Undertaking – to set aside the obligation submitted as a Unilateral Undertaking to the outline planning permission
 - Education contribution – to secure a contribution equivalent to the projected full yield of primary school places on the development in accordance with LCC's adopted methodology,

with this paid in two halves prior to 11th and 21st occupation on the site.

- Affordable Housing – to secure the provision of 30% of the dwellings as affordable housing prior to the occupation of 15 market dwellings. This involves 9 dwellings with 5 to be for affordable rent and 4 for shared ownership, with all to be available for those in housing need with initially a local connection to Staining, and then to the rest of the borough.
- Public Open Space – A contribution in lieu of providing any play equipment on site to be used to enhance the existing facilities in the village. The scope, timing, and facility to be approved by this contribution to be confirmed in this agreement and agreed by the Head of Planning and Regeneration in consultation with the Chairman of DM Committee.

(iii) the conditions listed below.

1 This consent relates to the following details:

Approved plans:

- Location Plan - Jones Homes KINGSCLOSE/LOC/001
- Planning Layout - Jones Homes KINGSCLOSE/SK/001 Rev B
- Cranford Housetype - Jones Homes CRAN-P-01 Rev A
- Birch Housetype - Jones Homes BIRCH-P-10 Rev C
- Banbury Housetype - Jones Homes BAN-P-01 (2010)
- Holborn Housetype - Jones Homes HOL-P-01 Rev A
- Lindow Housetype - Jones Homes LIN-II-P-01 Rev A
- Knightsbridge 2 Housetype - Jones Homes KNGT-P-02 Rev A
- Latchford Housetype - Jones Homes LATCH-P-03 Rev A
- Stratton Housetype - Jones Homes STRT-P-01 Rev A
- Screen Fence Details - Jones Homes FYLDE-SDL-FENCE-01
- Detailed Planting Plan Overall - TEP Drawing D5540.001 Rev C
- Detailed Planting Plan Area 1 - TEP Drawing D5540.002 Rev C
- Detailed Planting Plan Area 2 - TEP Drawing D5540.003 Rev C
- Detailed Planting Plan Area 3 - TEP Drawing D5540.004 Rev C
- Indicative Slab Levels and Drainage Details - Jones Homes KINGSCLOSE/SLAB/001 Rev A
- Proposed Materials Layout - Jones Homes KINGSCLOSE/MAT/001 Rev A

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

2 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the area in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 3 The whole of the landscape works, as approved under condition 2 of this reserved matters approval 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.

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

- 4 Prior to the first occupation of any dwelling hereby approved details of the 'entrance feature' indicated in the site plan as hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This feature shall then be constructed prior to the occupation of the 15th dwelling in accordance with eh approved details.

To provide clarity over the nature of this prominent feature and to ensure its implementation to enhance the public realm of the development site.

- 5 Prior to the commencement of any development a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority. This scheme shall include:
- a. Information about the lifetime of the development 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. 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);
 - c. A timetable for implementation, including phasing where applicable;
 - d. Site investigation and test results to confirm infiltrations rates;
 - e. Details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: 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.

- 6 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. This scheme 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:
 - on-going inspections relating to performance and asset condition assessments
 - 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.

Reason: 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, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

Informative notes:

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

problems

2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:

- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 12

Application Reference:	15/0902	Type of Application:	Full Planning Permission
Applicant:	Rushcliffe St Annes PCC Ltd	Agent :	Mellor Architects
Location:	ST ANNES MEDICAL CENTRE, DURHAM AVENUE, LYTHAM ST ANNES, FY8 2EP		
Proposal:	RETROSPECTIVE APPLICATION TO ALLOW B1 USE OF EXISTING SECOND FLOOR, DEMOLITION OF 5 STEPHEN STREET AND EXTENSION TO CAR PARK AND PROPOSED ROOF LIFT TO EXISTING MEDICAL CENTRE TO CREATE ADDITIONAL OFFICE SPACE ON SECOND FLOOR		

Decision

Full Planning Permission :- Application Deferred

Conditions and Reasons

Deferred to allow the Committee to visit the site.

Item Number: 13

Application Reference:	16/0011	Type of Application:	Householder Planning Application
Applicant:	Mr Nicholson	Agent :	PINDER DAWSON ASSOCIATES
Location:	10 SELBY ROAD, KIRKHAM, PRESTON, PR4 2JT		
Proposal:	RETROSPECTIVE APPLICATION FOR FORMATION OF DORMERS TO BOTH SIDE FACING AND REAR FACING ROOFSLOPES OF BUNGALOW		

Decision

Householder Planning Application :- Refused

Reasons

- 1 By virtue of their scale, design and finished appearance the dormers present an incongruous addition to the dwelling that is unacceptably detrimental and harmful to the character and appearance of both the dwelling and the wider street scene. As such the development fails to accord with criterion 1 of policy HL5 of the Fylde Borough Local Plan and paragraph 64 of the NPPF
- 2 The windows in the rear facing dormer allow an unacceptable level of overlooking of the rear garden and conservatory of No.1 Eaton Place and the rear conservatory of No.2 Eaton Place resulting in a loss of privacy and amenity for the occupiers of these properties. As such the development fails to accord with criterion 2 of Policy HL5 of the Fylde Borough Local Plan and paragraph 17 of the NPPF

Informative notes:

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 14

Application Reference:	16/0047	Type of Application:	Change of Use
Applicant:	Progress Business Park	Agent :	Lea Hough Chartered Surveyors
Location:	UNIT 11/11A, PROGRESS BUSINESS PARK, ORDERS LANE, KIRKHAM, PRESTON, PR4 2TZ		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF UNIT FROM GENERAL INDUSTRIAL USE (CLASS B2) TO MIXED USE AS CAFE (CLASS A3), GYM (CLASS D2) AND BEAUTY SALON (SUI GENERIS USE) AND FOR INSERTION OF GLAZED FRONTAGE		

Decision

Change of Use :- Granted

Conditions and Reasons

- 1 This consent relates to the following details:

Approved plans:

- Location Plan - Lea Hough and Co drawing BS.14-02(B)-02
- Floor Plans and Elevations - Lea Hough and Co drawing BS.14-02(B)-02

Supporting Reports:

- Design and Access Statement - Lea Hough and Co

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

- 2 That the areas of the respective uses hereby approved shall be limited to those areas indicated as being for that use on the floor plans hereby approved under condition 1.

To retain an appropriate control over the extent and location of the uses.

- 3 That the hours of operation of the cafe element hereby approved shall be limited to between 0700 and 1800 hours on any day.

To provide an appropriate control over the hours of operation of this aspect of the development.

Informative notes:

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