



MINUTES

Planning Committee

Date:	Wednesday, 11 October 2017
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Michael Cornah, Neil Harvey, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas, Viv Willder
Other Members in Attendance:	Councillor Roger Lloyd
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Rob Buffam, Lyndsey Lacey- Simone
Members of the Public:	Approx 26 members of the public were in attendance during the course of the afternoon.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

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

The Chairman, Councillor Trevor Fiddler declared a personal interest in planning application nos: 17/0509 and 17/0678 relating to Windrush Farm, Browns Lane, Ribby with Wrea, and Ribby Hall Leisure Village, Ribby with Wrea.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 13 September 2017 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council procedure rule 25:

Councillor Sandra Pitman for Councillor Barbara Nash.

Councillor Viv Willder for Councillor Christine Akeroyd.

Decision Items

4. Planning matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

(Councillors Michael Cornah and Linda Nulty were not in attendance during the voting on planning application no: 15/0177. They were also not in attendance during the consideration and voting on planning application nos: 16/0972, 17/0466, 17/0471 and 17/0713).

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

Information Items

5. List of Appeals Decided

This information report provided details of appeal decision letters received between 25 August and 29 September 2017.

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Planning Committee Minutes

11 October 2017

Item Number: 1

Application Reference:	15/0177	Type of Application:	Full Planning Permission
Applicant:	Mr Miller	Agent :	
Location:	LAND WEST OF KIRKHAM BYPASS (OPPOSITE ST GEORGES PARK), KIRKHAM		
Proposal:	PROPOSED ERECTION OF 231 NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS		

Decision

That authority to grant planning permission is delegated to the Head of Planning and Housing following consultation with Cllrs Fiddler, Redcliffe, Oades and Nulty and subject to his being satisfied that: (1) highway landscaping issues have been satisfactorily resolved; and (2) a Section 106 agreement is in place which is capable, under regulation 122 of the Community Infrastructure Levy Regulations 2010, of constituting a reason for granting planning permission for the development and which secures the following:

- Provision, retention, phasing of delivery, tenure and operational details for 30% of the proposed dwellings to be affordable properties
- A financial contribution of £1000 for each proposed housing unit towards securing public realm works in the vicinity of the site and the phasing of the payment of that funding,
- A financial contribution of £240,000 towards the improvement of public transport initiatives in the vicinity of the site and the phasing of the payment of that funding.
- A financial contribution of £150,000 towards shared Pedestrian and cycle improvement provision on A585 (to support connectivity of developments and amenities in line with the principles of the developing A585 Corridor, Sustainable Transport Strategy) and the phasing of the payment of that funding.
- A financial contribution of £18,000 towards Travel Plan support and the phasing of the payment of that funding.
- A financial contribution of £796,169.36 towards Medlar-With-Wesham Church Of England Primary School, a financial contribution of £514,158.48 towards Our Lady's Catholic High School, Preston (or such other Secondary School that would serve the education needs of residents of the site) and the phasing of the payment of that funding.
- Arrangements for the on-going management and maintenance of the areas of public open space across the site.

The agreement will be expected to meet the full amounts quoted above in all cases, unless the Head of Planning and Housing accepts that a reduced contribution is acceptable on the basis of viability or other such evidence provided by the developer.

The planning permission is to be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

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

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

- 2 This permission / consent relates to the following details:

Approved plans:

- Planning Layout N278/P/PL04 Rev D
- Affordable Housing Layout N278/P/AH01
- Enclosures Layout N278/P/EN01
- House Type Booklet
- Sections Layout N278/P/SS01
- PROW plan 60333317-P-103
- Detached Garage details GR1
- Landscape structure plan M2487.01A
- Site location plan

Reason: To provide clarity to the permission.

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

- Site access and emergency access onto A585, including agreed Toucan crossing over A585;(To include a review of the speed limit and also Gateway Measures, as necessary on A585 Kirkham Bypass in the vicinity of the proposed site)
- Shared pedestrian/cycle facility to appropriate width on eastern side of A585 from proposed Toucan to St Georges Park
- Provision of 2 No. Bus Stops – north and southbound (EA compliant);
- Provision of shared footway cycle way on site frontage between proposed site access and the rail bridge to provide wider connectivity to recent and emerging development in the A585 corridor in line with LCC's developing A585 Sustainable Transport Strategy.

No part of the development hereby approved shall commence until the works above have been constructed and completed in accordance with the agreed scheme.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and so that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 4 The layout of the development shall include provisions to enable construction vehicles to enter

and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.

Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

- 5 That the development shall be implemented with highway works that ensure that the internal road network is designed to control vehicle speeds to no more than 20mph.

Reason: In the interest of highway and pedestrian safety

- 6 The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

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

- 7 Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of this Order, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority.

Reasons: To allow for the effective use of the parking areas.

- 8 Prior to the start of the development, a survey shall be carried out by the developer with the details agreed with the planning authority (in conjunction with the highway authority) to determine the condition of A585 Kirkham Wesham Bypass between Weeton Road roundabout to the north and the A585/A583 roundabout to the south of the proposed site access. A similar survey shall be carried out every six months during the development phase with the final inspection within one months of the completion of the last house, and the developer shall make good any damage to A585 Kirkham Wesham Bypass to return it to the pre-construction situation as required.

Reasons: To maintain the construction of A585 Kirkham Wesham Bypass in the interest of highway safety.

- 9 Prior to the commencement of development a Traffic Management Plan for the construction works, shall be submitted to and approved in writing by the Local Planning Authority, the plan shall include details of:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;

- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: To provide appropriate protection to the highway network and so the safety of road users.

- 10 No development shall be commenced until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The development shall be implemented in accordance with this plan.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

- 11 No dwelling within phase each phase shall be occupied until the estate street affording access to those dwellings has been completed in accordance with the Estate Street Development Plan.

Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

- 12 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the streets and communal areas within the development have been submitted to and approved by the local planning authority.

These areas shall thereafter be maintained in accordance with the approved management and maintenance at all times thereafter.

Reason: To ensure a satisfactory appearance and maintenance of the infrastructure serving the approved development.

- 13 No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the

locality and users of the highway in accordance with policy HL2 of the Fylde Borough Local Plan

- 14 No development shall take place until full details of scheme indicating areas of public open space and / or children's play areas have been submitted to and approved by the Local Planning Authority. Such a scheme should make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements, and include details of the phasing of the provision and on-going maintenance of these facilities.

Reason: To ensure adequate provision and maintenance of the on site play space.

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

Reason: To ensure that the development provides sustainable

- 16 Construction times at the site shall be limited to 08.00- 18.00 Mondays to Fridays; 08.00 – 13.00 Saturday and no activity on Sundays or Bank Holidays.

Reason: To protect neighbouring residential amenity.

- 17 Prior to the occupation of any relevant dwelling the following mitigation measures shall be installed in those properties:

1. Bedroom ceilings of all plots adjacent the northern and eastern boundary shall be boarded with two layers of acoustic plasterboard with 200mm mineral wool on top.
2. Acoustic glazing shall be fitted in 10/12/6 well-sealed frames.
3. A combination bund and close boarded timber fence of 4m overall height shall be erected on the east side boundary and part of the North site in accordance with the submitted details.
4. Details of alternative ventilation shall be provided for dwellings identified in the acoustic report that are subject to sound levels that are above the "good" criteria as defined in the NPPF.

Reason: To protect the amenity of the occupiers of the relevant properties from harm from potential noise nuisance associated with railway, road or other such off-site and uses.

- 18 A tree protection scheme for all retained trees and hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained tress in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

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

- 19 Prior to the commencement of works there shall be a further precautionary inspection/survey of Wrangway Brook to inform any change in the habitat quality for and use by water voles. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Fylde Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of Water Vole will be implemented in full.

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

- 20 No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.

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

- 21 No works shall commence until full details of bat and bird nesting opportunities to be installed within the developed site have been submitted and approved in writing by the local planning authority. The details shall include details of nesting opportunities in trees and within/on buildings. The approved details shall be implemented in full in accordance with a phasing plan agreed as part of the submitted details

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

- 22 No external lighting shall be installed until details of the lighting scheme have been submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

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

- 23 No site clearance, site preparation or development work shall take place until a fully detailed landscaping/habitat creation and management plan has been submitted and approved in writing by the local planning authority. The scheme shall demonstrate:

1. adequate planting of native species appropriate to the locality to compensate for direct and indirect impacts,
2. that habitat connectivity through the site and to the wider area will be retained as a minimum, including for amphibians and in and around ditches
3. that any planting along site boundaries will comprise appropriate native species,
4. provide details of habitat creation for amphibians including the design and protection of the retained and proposed ponds,

5. maintenance and enhancement of the biodiversity value of retained and established habitats and the site as a whole, and
6. a method statement detailing how harm to amphibians will be prevented during the construction of the development. The approved details shall be implemented in full.

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

- 24 Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

- 25 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) March 2015 - 30133/SRG with the surface water run-off generated by the critical storm limited so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

- 26 Any scaffolding which is to be erected /constructed within 10metres of a boundary to a railway line must be erected in such a manner that at no time will any poles over-sail the railway line. A method statement giving details of measures to be taken to prevent construction materials from the development reaching the railway (including protective fencing) shall be submitted to and approved in writing by the LPA before the development commences. The measures including protective fencing) to prevent any construction materials from the development reaching the railway line hereby approved shall be implemented in full before development commences.

Reason: In the interests of railway safety

- 27 Prior to the use of any vibro-impact works on site, a risk assessment and method statement shall be submitted and approved in writing by the Local Planning Authority. These works shall thereafter only be undertaken in accordance with any requirements of this method statement.

Reason: To prevent any piling works and vibration from de-stabilising or impacting the railway.

- 28 Prior to the commencement of the development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with these approved details.

Reason: To protect the adjacent railway.

- 29 Details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Network Rail), such approved details to be implemented prior to the occupation of any dwelling hereby approved.

Reason: to prevent the design and layout of the road and parking spaces from impacting the adjacent operational railway with accidental vehicle incursion.

- 30 Prior to the commencement of development full details of the external materials to be used in the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include brickwork, roof treatment, windows and doors, fascias, cladding, guttering and any other detailed design features on the dwelling. Only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

- 31 All first floor side elevation windows on the development hereby approved shall be obscure glazed and this shall thereafter be retained.

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

- 32 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.

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

- 33 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.

- 35 Any trees removed without the consent or trees damaged or becoming severely diseased during the development period shall be replaced during the next planting season with trees of such a size and species as may be agreed with the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

- 36 A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the overall quality of the finished development.

Item Number: 2

Application Reference:	16/0972	Type of Application:	Change of Use
Applicant:	Bryning Lane Caravan Park	Agent :	Mr Bracken
Location:	WEST WINDS, BRYNING LANE, BRYNING WITH WARTON, PRESTON, PR4 1TN		
Proposal:	(RE-SUBMISSION OF APPLICATION REFERENCE 15/0762) CHANGE OF USE OF LAND TO FORM 28 PITCH EXTENSION OF EXISTING TOURING CARAVAN SITE WITH OVERALL INCREASE FROM 32 TO 60 CARAVAN PITCHES. PROPOSED ERECTION OF FACILITIES BLOCK, BIN STORE AND OTHER SUCH ANCILLARY WORKS, INCLUDING THE FORMATION OF A NEW ACCESS AND CULVERT OVER DITCH (THE NEW ACCESS HAS BEEN FORMED AND SO THIS ASPECT IS APPLIED FOR RETROSPECTIVE).		

Decision

Change of Use :- 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 permission / consent relates to the following details:

Approved plans:

- Location Plan - Ordnance Survey (received by LPA 29.09.17)
- Proposed landscape plan - drawing no. 4077-03 REV. B
- Facilities block floor plan & elevation plan - drawing no. 1425-P4
- Tree protection plan - drawing no. 4077-02
- Bin store - drawing no. 1425-P5
- Tree constraints plan - drawing no. 4077-01
- Proposed visibility splay - drawing no. 4077-04

Supporting Reports:

- Planning Statement - Leith Planning Ltd - December 2016
- Landscape and visual impact assessment - Richard Eaves - September 2017
- Tree survey and arboricultural impact assessment - Richard Eaves - October 2016
- List of occupiers of existing pitches
- Waiting list for pitches

Reason: To provide clarity to the permission.

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

Reason: In the interests of visual amenity in accordance with Policy TREC7 of the Fylde Borough Local Plan, as altered (October 2005) Policy EC7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 The caravans stationed on the part of the caravan site that is the subject of this permission shall be used as touring caravans for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan As Altered October 2005, Policy GD4 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 5 The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans, their main home addresses, and the period of occupancy including date of arrival and date of departure from the caravan site. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan As Altered October 2005, Policy GD4 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 6 No pitch shall be occupied by the same caravan for more than 28 days, and no caravan shall return to the site hereby approved within 28 days of its vacating a pitch within the site.

Reason: To ensure adequate provision of touring caravan site pitches to prevent long term occupancy of pitches which would be contrary to TREC7 of the Fylde Borough Local Plan As Altered October 2005, Policy EC7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework. Such occupation will also bring reduced

economic benefits to the borough and so prevent these benefits from outweighing the visual harm that the development causes in the overall planning balance.

- 7 No works to trees or shrubs shall occur between the 1 March and 31 August in any year unless a detailed bird nest survey by a suitably qualified ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981, Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and the National Planning Policy Framework, Section 11.

- 8 No development shall be commenced until all lighting details proposed for the site have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of visual amenity and safeguard the amenities of nearby residents in accordance with Policy TREC7 of the Fylde Borough Local Plan, as altered (October 2005) Policy EC7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, 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 floor levels in AOD;
- b. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
- c. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d. Flood water exceedance routes, both on and off site;
- e. A timetable for implementation, including phasing as applicable;
- f. Details of water quality controls, where applicable.

The scheme 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 drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, and that there is no flood risk on or off the site resulting from the in accordance with Policy TREC7 and EP25 of the Fylde Borough Local Plan, as altered (October 2005) and Policy EC7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 10 No pitch hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage

scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reasons: To ensure that the drainage for the proposed development can be adequately maintained, and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system. This is in accordance with Policy TREC7 and EP25 of the Fylde Borough Local Plan, as altered (October 2005) and Policy EC7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

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

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

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved pitches, and 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, and to reduce the flood risk to the development as a result of inadequate maintenance. This is in accordance with Policy TREC7 and EP25 of the Fylde Borough Local Plan, as altered (October 2005) and Policy EC7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 12 No development shall be commenced until the visibility splays at the junction of the access road with Bryning Lane have been provided in accordance with the details submitted and shown on drawing no. 4077-04 including the 2.4m x 120m visibility splays in both directions. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of visual amenity and safeguard the amenities of road users in accordance with Policy TREC7 of the Fylde Borough Local Plan, as altered (October 2005) and Policy EC7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 13 That the development hereby approved shall be implemented in full accordance with the landscape details as shown on Richard Eaves drawing no. 4077-03 REV. B. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved in writing by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season following the site being first brought into use. 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 in accordance with Policies SP2 and TREC 7 of the Fylde Borough Local Plan As Altered October 2005, Policies GD4, ENV1 and EC7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 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 sylvicultural 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.

- 15 Prior to commencement of development, the site shall be provided with bat boxes and owl boxes to encourage biodiversity and within the site, details of the provision of these boxes, including the number, design and position within the site hereby approved, shall be submitted to an agreed in writing with the Local Planning Authority and thereafter the agreed boxes shall subsequently be fitted and maintained to the satisfaction of the Local Planning Authority.

In the interests of providing roosting opportunities for bats and owl as the species is protected by the Wildlife and Countryside Act 1981 and in accordance with Policy EP19 of the Fylde Borough Local Plan, as adopted (October 2005) and Policy ENV2 of the submission version of the local plan to 2032 and the aims of the NPPF.

Informative notes:

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

For the avoidance of doubt, a grant of planning permission response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

Item Number: 3

Application Reference:	17/0466	Type of Application:	Householder Planning Application
Applicant:	JOHN ROWE ARCHITECTURE	Agent :	JOHN ROWE ARCHITECTURE
Location:	THE BUNGALOW, BLACKPOOL OLD ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0YQ		
Proposal:	ALTERATIONS TO ROOF AND EXTERNAL APPEARANCE OF EXISTING OUTBUILDING.		

Decision

Householder Planning Application :- 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 permission / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. LP01 Rev A
- Proposed Elevations - Job no. A766, dwg no. 03 Rev A
- Proposed Roof Plan - Job no. A766, dwg no. 04 Rev A

Reason: To provide clarity to the permission.

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

Reason: In the interests of visual amenity as required by Policy HL5 of the Fylde Borough Local Plan.

Informative notes:

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

Item Number: 4

Application Reference:	17/0468	Type of Application:	Advertisement Consent
Applicant:	Story Homes	Agent :	
Location:	LAND TO THE REAR OF LANGTONS FARM AND OFF WILLOW DRIVE, RIBBY ROAD, RIBBY WITH WREA		
Proposal:	ADVERTISEMENT CONSENT FOR DISPLAY OF 2 ADVERTISEMENT FLAGS ON 6M HIGH POLES, 1 X 3M HIGH INTERNALLY ILLUMINATED SALES BOARD, 2 X 3M HIGH INTERNALLY ILLUMINATED TOTEM SIGNS, 3 X SECTIONS OF HOARDING BOARDS, 1 X EXTERNAL CABIN WRAP, 1 X SWING SIGN.		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

- 1 The advertisements hereby approved shall, unless a further period of consent is granted, be removed with any necessary re-instatement undertaken after the earliest of either a period of 5 years from the date of this consent, or the date on which the development of the dwellings has been completed and all sold.

In accordance with the provisions of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007, this is the maximum period of years for the display of advertisements; and in order to enable the Local Planning Authority to retain control over the situation.

- 2 This consent relates to the following details:

- Sales Sign Location Plan - Dwg no. SL115.90.9.TSL Rev D
- Sales Advertisement Board - Dwg no. SL115.90.9.SL.SAB
- Sales Advertisement Flags - Dwg no. SL115.90.9.SL.SAF
- Temp Sales Layout - Dwg no. SL115.90.9.TSL Rev G
- Sales Advertisement Swing Sign - Dwg no. SL115.90.9.SL.SS
- Hoarding Detail - Dwg no. SL115.90.9.SL.HD
- Elevation Detail (Cabin & Fascia) - Dwg no. SL115.90.9.SL.SC

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

- 3 The limits of the illuminance shall not exceed those described in paragraph two of Schedule 3 Part II of the Town and Country Planning Act (Control of Advertisements) Regulations 1992.

To avoid glare, dazzle or distraction to passing motorists and nearby residents, in the interest of highway safety and residential amenity

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

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

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

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

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

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

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

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

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

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

Item Number: 5

Application Reference: 17/0471		Type of Application: Full Planning Permission	
Applicant:	Newhall Downey Ltd	Agent :	ADS Design
Location:	FOUNDRY YARD, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	ERECTION OF 4 RESIDENTIAL DWELLINGS		

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 permission / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. 1350 - 1
- Proposed site layout - drawing no. 1388 51 f
- Proposed floor plans Plots 9, 10, 11 & 12 - drawing no. 55 d
- Proposed floor plans & elevations Plots 9 & 10 - drawing no. 56 d
- Proposed floor plans & elevations Plots 11 & 12 - drawing no. 57 c
- Proposed street scene view -drawing no. 59 c

Supporting Reports:

- Planning, Design and Access Statement
- Phase 1 Land Quality Assessment - PSA dated 3 June 2015
- Hydro International drainage information - dated 30.01.17.
- Ecological appraisal - Envirotech - September 2017

Reason: To provide clarity to the permission.

- 3 Notwithstanding the information shown on the plans listed in condition 2 of this approval, prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Reason: In order to secure a satisfactory standard of development in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby approved, full details of the means of surface water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage shall not include any connections to the public foul sewer system and should it involve a Sustainable Urban Drainage System (SUDS) then details of the future management of the SUDS and a management company that will be established to oversee the maintenance of the drainage system shall form part of the submitted scheme. The approved works shall thereafter be implemented, fully commissioned and maintained on site during the development.

Reason: To ensure a satisfactory means of drainage is provided and that there is no increase in the volumes of surface water discharged from the site. In accordance with Policies HL2 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 5 Prior to the commencement of the development hereby approved, full details of the means of foul water drainage of the residential development area 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 or combined sewer.

Reason: To ensure that appropriate measures are taken to provide suitable drainage from the site. In accordance with Policies HL2 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 6 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: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2.

- 7 Prior to the commencement of any development a Construction Management Plan for the construction works is to be submitted to and approved in writing by the local planning authority. This shall include:

- a. Details of the location of parking areas for vehicles of site operatives and visitors;
- b. Arrangements for the loading and unloading of plant and materials used in the construction of the development;
- c. Locations for the storage of such plant and materials;
- d. The type, location and operational details of a wheel washing facility
- e. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- f. Routes to be used by vehicles carrying plant and materials to and from the site;
- g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties
- h. The times when construction works that could generate noise that could be audible at the site boundary is to be undertaken.

The development shall be constructed in full accordance with the agreed details in this Construction Management Plan.

Reason: To ensure that the development is implemented whilst minimising the opportunities for safety and nuisance issues to be caused to neighbouring dwellings and the wider highway network.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason: To allow for the effective use of the parking areas. In accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 9 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the streets and other communal areas within the development have been submitted to and approved in writing by the local planning authority. These areas shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure a safe and satisfactory on-going appearance of the development in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) Policy GD7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National

Planning Policy Framework.

- 10 No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 11 Prior to the commencement of development full details of the boundary treatments around the site perimeter and between the plots shall be submitted and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be in place prior to occupation of each of the dwellings to which it relates.

Reason: To protect the visual amenities of the area in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) Policy GD7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 12 No site clearance, site preparation or development work shall take place until a landscaping scheme incorporating ecological habitat creation and retention, enhancement and management schemes has been submitted and approved in writing. The scheme shall demonstrate maintenance of wildlife habitat (quantity and quality), including hedgerows and shall demonstrate that the development will be permeable to the passage of wildlife. Specific details shall also include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, provision of 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.

Reason: To enhance the quality of the development in the interests of the amenities of the locality and in the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981, Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and the National Planning Policy Framework, Section 11.

- 13 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.

- 14 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981, Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and the National Planning Policy Framework, Section 11.

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. 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:	17/0509	Type of Application:	Outline Planning Permission
Applicant:	Ribby Hall Village	Agent :	Fletcher Smith Architects
Location:	WINDRUSH FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
Proposal:	OUTLINE (ACCESS, LAYOUT AND LANDSCAPING APPLIED FOR) APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 40 NO TIMBER HOLIDAY LODGES SURROUNDING A NEW LEISURE LAKE WITH ASSOCIATED LEISURE FACILITIES, AND A 50 VEHICLE CAR PARK TO ACCOMMODATE NEW AND EXISTING STAFF MEMBERS.		

Decision

Outline Planning Permission :- Refused

Conditions and Reasons

- 1 The proposed lodge and club house elements of the proposal are not one of the forms of development that the National Planning Policy Framework or local policy consider to be exceptions to the definition of inappropriate development in the Green Belt. The development would result in the encroachment of development into the countryside, impinging on the openness of the green belt whilst contributing toward the merger of Kirkham and Warton. The applicant has failed to demonstrate any Very Special Circumstances

necessary to outweigh the harm caused to the green belt by way of the inappropriate development. Accordingly, the proposal is contrary to Paragraphs 79, 80, 87, 88 and 89 of the National Planning Policy Framework, Policy SP3 of the adopted Fylde Borough Local Plan (October 2005) and Policy GD2 of the Submission Version of the Fylde Local Plan to 2032.

- 2 The proposal involves the formation of an additional lake at the application site which will be located within the consultation zone of an existing runway facility maintained and operated by BAE Systems and the Ministry of Defence at Warton Aerodrome. The presence of this additional water body could create an unacceptable risk of impact to the movement patterns of birds around the Warton Aerodrome site and its flightpaths. The scale and proximity of the pond is such that the risks of bird strike to impact on the operational functionality of the Warton Aerodrome site, as well as risk to protected bird species, must be assessed prior to determination of the planning application. The planning application, as submitted, has not provided any information on this matter and so the Local Planning Authority has been unable to make this assessment.

This risk to air safety, and the potential to harm the continued safe operation of Warton Aerodrome, could reduce the economic benefits it brings to the wider community and businesses to which it is intrinsically linked. The proposal therefore does not constitute sustainable development as supported by para 14 and 17 of the NPPF and contrary to the guidance set in the Department for Transport Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas.

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

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. 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.

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.

Item Number: 7

Application Reference:	17/0616	Type of Application:	Householder Planning Application
Applicant:	Mr Fisher	Agent :	Homeplan Designs
Location:	24 SOUTH HOLME, LYTHAM ST ANNES, FY8 4JR		
Proposal:	PART SINGLE / PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION.		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 This permission / consent relates to the following details:

Approved plans:

- Location Plan - Produced by Homeplan Designs, scale 1:1250
- Proposed Elevations - Dwg no. HP/2377H PL/17/05.2 Rev H
- Proposed Floor Plans - Dwg no. HP/2377H PL/17/05.1 Rev H

Reason: To provide clarity to the permission.

- 2 The first floor bathroom window shown on the south west facing elevation of the extension hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the extension hereby approved is brought into first use, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

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

In the interests of visual amenity.

- 4 The approved integral garage shall be used as a private garage only and shall retain sufficient internal floor area to enable the parking of a minimum of one vehicle. No trade or business shall be carried on, in or from the garage.

Reason: To ensure an appropriate level of car parking is available for the dwelling and to safeguard the amenities of the neighbourhood.

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. 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: 8

Application Reference: 17/0678		Type of Application: Full Planning Permission	
Applicant:	Ribby Hall Village	Agent :	Fletcher Smith Architects
Location:	RIBBY HALL LEISURE VILLAGE, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PR		
Proposal:	CHANGE OF USE OF PART OF CAR PARK TO CAR VALETING WITH ERECTION OF CANOPY TO PROVIDE COVERED BAYS AND TIMBER OUTBUILDING FOR STORAGE.		

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 permission / consent relates to the following details:

Approved plans:

- Location Plan - drawing no.2327/000/LP
- Proposed site plan and elevation plan - drawing no. 2327/062/110A

Supporting Reports:

- Design and Access Statement - not applicable.

Reason: To provide clarity to the permission.

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

Reason: In the interests of visual amenity.

Informative notes:

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

Item Number: 9

Application Reference:	17/0713	Type of Application:	Householder Planning Application
Applicant:	Mrs Wickens	Agent :	Clover Architectural Design Limited
Location:	1 RICHARDSON CLOSE, FRECKLETON, PRESTON, PR4 1PF		
Proposal:	RESUBMISSION OF APPLICATION 16/0687 FOR TWO STOREY SIDE EXTENSION WITH EXTENDED ROOFLINE TO REAR (PART RETROSPECTIVE)		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 This permission / consent relates to the following details:

Approved plans:

- Location Plan - 1001
- Proposed Plans and Elevations - 1200 Rev A

Reason: To provide clarity to the permission.

Informative notes:

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

Item Number: 10

Application Reference:	17/0723	Type of Application:	Variation of Condition
Applicant:	Mr Charles Furnell	Agent :	
Location:	84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	VARIATION OF CONDITION 2 (APPROVED PLANS) TO PLANNING PERMISSION 17/0262 TO FACILITATE MINOR MATERIAL AMENDMENT INVOLVING INCREASED PROJECTION AND WIDTH OF GLAZED CANOPY AND ASSOCIATED PLINTH		

Decision

Variation of Condition :- Refused

Conditions and Reasons

- 1 The erection of the proposed canopy would result in an addition to the ground floor that would display a horizontal emphasis that would be out of keeping with the character with, and result in an unbalanced appearance to, the host building. The increased dimensions of the proposed structure would also result in a development that would have a dominant impact on the open character of the adjacent pedestrianised area of Clifton Square and would be in such close proximity to adjacent trees that there would be future pressure to remove those trees with an attendant loss of amenity value. The proposal represents poor design, which, for the purposes of the National Planning Policy Framework and Development Plan is not considered sustainable.

Accordingly the proposal would fail to preserve or enhance the character of the conservation area and would be detrimental to character of the existing building contrary to policies EP3, EP12 and EP18 of the Fylde Borough Local Plan (2005) and Policies GD7 and ENV5 of the emerging Fylde Local Plan to 2032 and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The erection of the proposed canopy would, post construction, create an unacceptable likelihood of future pressure to fell high amenity value trees, including a Lime Tree that is subject to a Tree Preservation Order. Accordingly the proposal would be contrary to policy EP12 of the Fylde Borough Local Plan (2005), Policies GD7 and ENV1 of the submission version Fylde Local Plan to 2032.

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.