



MINUTES

Planning Committee

Date:	Wednesday, 5 June 2019
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Stan Trudgill, Viv Willder.
Other Members present:	Councillors Paul Hayhurst, Paul Hodgson.
Officers Present:	Mark Evans, Andrew Stell, Kieran Birch, Clare Lord, Matthew Taylor, Andrew Chatterjee, Lyndsey Lacey- Simone.
Members of the Public:	Approx 25 members of the public were in attendance during the course of the day.

Welcome

By way of introduction, the Chairman, Councillor Trevor Fiddler welcomed the newly appointed committee to the meeting.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on 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.

There were no declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 17 April 2019 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council procedure rule 24:

Councillor Viv Willder for Councillor Ray Thomas.

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.

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

(Councillors Linda Nulty and Liz Oades were not in attendance at the meeting during the consideration and voting on planning applications Nos: 18/0655, 19/0195 and 19/0291).

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 5 April and 23 May 2019.

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Planning Committee Minutes

05 June 2019

Item Number: 1

Application Reference:	18/0461	Type of Application:	Outline Planning Permission
Applicant:	Mr Coxon	Agent :	Smith & Love Planning Consultants
Location:	LAND OPPOSITE FARNAH AND WYNWOOD, BEECH ROAD, ELSWICK		
Proposal:	OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 6 DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Granted

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. Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development commences and the development shall be carried out as approved.

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

3. The development hereby permitted is for no more than 6 dwellings. The development shall be carried out in accordance with the following plans, unless otherwise varied by the conditions set out:

Approved plans:

Location Plan - Beech Road Elswick (Plans Ahead by emapsite)
Site Access Figure 2 (revised 25.1.19)

Reason: To provide clarity to the permission.

4. The development shall relate to 6 dwellings and the details for these that are submitted as part of the Reserved Matters application shall be substantially in accordance with the illustrative proposed site layout plan (18-025 1001 Rev A).

Reason: In order to ensure a satisfactory layout that does not harm the visual amenities of the area.

5. Any Reserved Matters submission in relation to layout shall include details of existing and proposed site levels throughout the site and finished floor levels of all dwellings. The development shall thereafter only be carried out in accordance with the approved levels.

Reason: In order that the dwellings have an acceptable visual impact, and do not harm residential amenity.

6. The new estate road/access between the site and Beech 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 construction works on the residential dwellings hereby approved commences.

Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative, and so to minimise the potential for material to be brought onto the adopted highway and so harm highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

7. Prior to the commencement of development a Construction Management Plan (CMA) shall be submitted to and approved in writing by the Local Planning Authority. The CMA shall include and specify the provisions to be made for the following:
 - a. The days and hours that construction works that could be audible at the site boundary are undertaken.
 - b. Arrangement for parking of vehicles of site operatives and visitors;
 - c. Loading and unloading of plant and materials used in the construction of the development;
 - d. Storage of such plant and materials;
 - e. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
 - f. 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)
 - g. Routes to be used by vehicles carrying plant and materials to and from the site;
 - h. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: To minimise the potential for disturbance to neighbouring dwellings and to maintain the operation and safety of the local highway network throughout the development in accordance with Policy GD7 of the Fylde Local Plan to 2032.

8. No construction works on the dwellings hereby approved shall commence until visibility splays measuring 2.4 metres by 40 metres in both directions have been provided, with these distances measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Beech Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway and any overhanging trees within the sight lines shall be cleared to a height greater than 2.4m above the crown level of the carriageway of Beech Road.

Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

9. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st August 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 Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

10. Prior to commencement of the development hereby approved, a scheme to protect all existing trees and hedgerows (including the trees located in the highway verge) during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate the trees and hedgerow for retention and provide for a no dig in the vicinity of the tree roots, and provide details of a Construction Exclusion Zone around the Root Protection Areas of the trees/hedgerows along with details of a non-compacting material to be laid on the existing soil level so heavy plant can access the site without impacting on the tree roots. 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 which are to be retained as part of the development, in accordance with Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

11. Any Reserved Matters landscaping submission shall include details of the following mitigation measures;
- Landscape trees of a small native variety such as silver birch and mountain ash;
 - Protection measures for all existing hedgerows and trees to be retained (other than to facilitate access);
 - Details of integral bird and bat boxes to be provided for all houses;
 - Ornamental shrub planting utilises wildlife friendly species.
 - Substantial native tree planting along the eastern boundary of the site. .

Reason: In order to mitigate the impact of the development, in accordance with Policies GD7 and ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

12. Any Reserved Matters submission in relation to layout shall include a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority.

The submission shall also include details of a sustainable drainage management and maintenance plan for the lifetime of the development and shall include as a minimum:

Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company and arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance within the drainage requirements of NPPF and

NPPG.

Item Number: 2

Application Reference:	18/0655	Type of Application:	Full Planning Permission
Applicant:	Partingtons Holiday Centers	Agent :	Graham Anthony Associates
Location:	WINDY HARBOUR HOLIDAY CENTRE, WINDY HARBOUR ROAD, LITTLE ECCLESTON WITH LARBECK, POULTON LE FYLDE, FY6 8NB		
Proposal:	CHANGE OF USE OF LAND TO ALLOW THE SITING OF AN ADDITIONAL 48 STATIC CARAVANS FOR HOLIDAY USE.		

Decision

Full Planning Permission: - The decision on the application is delegated to the Head of Planning and Housing to allow further discussions and consideration of the potential ecological implications of the development. If he is satisfied that these matters have been appropriately addressed he may grant planning permission and impose suitably worded conditions to support this and any other relevant planning matters.

Suggested Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no.GA3123-LP-01-B
- Proposed Site Plan - Drawing no.GA3123PSP-01-D
- Proposed landscape master plan - Drawing no. 178.4.01
- Proposed planting plan sheet 1 - Drawing no. 178.4.02
- Proposed planting plan sheet 2 - Drawing no. 178.4.03
- Proposed planting plan sheet 3 - Drawing no. 178.4.04
- Proposed floor and elevation plan caravan type (Abingdon) - Drawing no. GA3123-UNIT1-01
- Proposed floor and elevation plan caravan type (Avon) - Drawing no. GA3123-UNIT2-01

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

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

3. The landscaping of the development shall be carried out as indicated on the landscape master plan and planting plans drawing nos. Drawing no. 178.4.01, 178.4.02, 178.4.03 and 178.4.04

and listed under condition 2 of this planning permission 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.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality in accordance with Policies ENV1, ENV2 and GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. No part of the development hereby approved shall commence until a scheme for the design, construction and phasing of development of a traffic calming scheme for the carriageway of Windy Harbour Road between the site entrance and the junction with Garstang Road has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be implemented in accordance with the approved details.

Reason: In order to provide enhanced pedestrian and cycle connections to the wider highway network and the transport choices that it provides in accordance with Policy T4 and Policy GD7 of the Fylde Local Plan to 2032.

5. Should a great crested newt be found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s), Natural England should also be informed and a detailed method statement and programme of mitigation measures submitted to and agreed in writing with the Local Planning Authority. Thereafter those agreed measures shall be implemented.

Reason: Under the Habitat Regulations it is an offence to disturb, harm or kill great crested newts, in accordance with Policy ENV2 of the Fylde Local Plan to 2032, the aims of the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2010 (as amended). The Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities Act 2006.

6. Prior to the first use of the land as a static caravan site, the owner/operators of the site shall produce a 'visitors pack' this should highlight the sensitivity of the Morecambe Bay and Duddon Estuary Special Protection Area (SPA), Morecambe Bay Special Area of Conservation (SAC) and Ramsar site. The information shall include the reason for its designation, its sensitivities to recreational impacts and should increase visitors' awareness to other appropriate dog walking areas locally and to dog walking behaviours when walking close to birds/over habitats. The information pack should highlight alternative recreational opportunities in the vicinity and copies should be distributed to all visitors to the site and be made available at all times.

Reason: In the interests of the protection of the special designated sites in accordance with the Habitats Regulations, Policy ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

7. None of the accommodation provided on site i.e. any static caravans, as indicated in drawings no.s GA3123-UNIT1-01 and drawing no. GA3123-UNIT2-01 and listed in condition no. 2 shall be occupied as a person's permanent, sole or main place of residence.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy GD4 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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: 3

Application Reference:	19/0041	Type of Application:	Reserved Matters
Applicant:	RIBBY HALL VILLAGE	Agent :	Fletcher Smith Architects
Location:	WINDRUSH FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTER OF APPEARANCE PURSUANT TO OUTLINE PLANNING PERMISSION 18/0215 FOR DEMOLITION OF EXISTING FARM BUILDINGS AND ERECTION OF 20 TIMBER HOLIDAY LODGES, FORMATION OF LEISURE LAKE AND CREATION OF ADDITIONAL CAR PARKING SPACES		

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Drawing no. 2327 054 A1 02 P8 – Proposed site plan 1 of 2.
 - Drawing no. 2327 054 A1 03 P9 – Proposed site plan 2 of 2.
 - Drawing no. 2327 054 A1 04 P6 – Lodges layout.
 - Drawing no. NO016 45 22 2B 01 – Nordica 2 bed (45' x 22') – Plots 1, 2, 3, 4, 5 & 6.
 - Drawing no. 4602 – The lookout 52' x 22' – Plot 7.
 - Drawing no. 4622 – The lookout 60' x 22' – Plot 8.
 - Drawing no. MO017 45 22 3B 01 – Modena 3 bed (45' x 22') – Plot 9.

Drawing no. MO018 52 22 3B 01 – Modena 3 bed (52' x 22') – Plots 10, 11 & 14.
 Drawing no. NO006 60 22 3B 01 – Nordica 3 bed (60' x 22') – Plot 12.
 Drawing no. NO014 52 22 3B 02 – Nordica 3 bed (52' x 22') – Plots 13 & 15.
 Drawing no. 4604 – The Hampton 3 bed 52' x 22' – Plot 16.
 Drawing no. CD048 60 22 4B 02 – Luxe 4 bed (60' x 22') – Plot 17.
 Drawing no. PA003 45 20 3B 01 – Pasadena – Plots 18 & 20.
 Drawing no. 4436 – The Hampton 3 bed 45' x 20' – Plot 19.
 Drawing no. 2327 054 A5 01 – Site sections.

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the lodges shall be constructed in accordance with the materials detailed in the document titled "Specification of Holiday Homes ordered For Reed's Bay", samples of which were provided on 03.06.19.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Public Rights of Way:

Existing Public Rights of Way on the site should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved to allow the diversion or stopping up of any of these routes. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Rights of Way.

3. Pipelines:

Cadent Gas has a major accident hazard pipeline in the vicinity. The BPD (building proximity distance) for the pipeline Kirkham – Marton is 8 metres. The BPD is taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission. This is the standard adopted by Cadent Gas and endorsed by the Health and Safety Executive (HSE).

When working in the vicinity of any Cadent Gas pipelines, the standards set out in the National Grid specification SSW22 must be strictly adhered to. From the information provided, it does not appear the proposed works will directly affect the above pipeline. However, should the applicant require the pipeline locating 'on Site', or wish to discuss technical information regarding Cadent Gas apparatus at this location, please telephone 07815 955404, and arrangements will be made for a Cadent Gas representative to attend site.

Item Number: 4

Application Reference: 19/0140		Type of Application: Full Planning Permission	
Applicant:	Stanley Investments Ltd and Muir Group	Agent :	PWA Planning
Location:	MOSS FARM, CROPPER ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5LB		
Proposal:	ERECTION OF 31 NO. AFFORDABLE DWELLINGS TOGETHER WITH ACCESS ROAD		

Decision

Full Planning Permission: - The decision to determine the application is delegated to the Head of Planning and Housing, with any approval being subject to the completion of a Section 106 agreement and a schedule of appropriate conditions.

The S106 Agreement is to secure:

- a financial contribution of £1,000 per dwelling (and the phasing of the payment of this contribution) towards securing off site public open space in accordance with the requirements of Policies ENV4 and INF2 of the Fylde Local Plan to 2032;
- a financial contribution of £20,000 (and the phasing of the payment of this contribution) towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032; and
- a financial contribution of £32,101.08 (and the phasing of the payment of this contribution) towards the improvement of education capacity in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032.

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

Suggested Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 3268_100
- Existing Site Plan - Drawing no. 3268 S0 101
- Proposed Site Plan - Drawing no. 3268 S0 108 REV 6
- Proposed layout with houstypes - Drawing no. 3268 S0 108 REV 6
- Proposed landscaping layout - Drawing no. 3282 101 REV C
- Proposed planting plan - Drawing no. 3282 201 REV B
- 3268_110 1B2P Flat Floor Plan;
- 3268_111 1B2P Flat Elevations;
- 3268_112 2B4P House Plan;
- 3268_113 2B4P House Elevations;
- 3268_114 3B5P House Plan;
- 3268_115 3B5P House Elevations;
- 3268_116 2B3P Cottage Flat Floor Plan;
- 3268_117 2B3P Cottage Flat Elevations;
- 3268_118 1B2P.1 Flat Plans;
- 3268_119 1B2P.1 Flat Elevations;

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

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

3. The development hereby approved shall comprise of not less than 100% affordable housing, and development shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing scheme shall confirm that the affordable housing meets the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), and shall include:

- The tenure and type of the affordable housing provision;
- Proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
- The occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the enforcement of such occupancy criteria.

The development shall be implemented and occupied in accordance with the approved scheme at all times.

Reason: To ensure the dwellings are provided and remain as affordable housing in perpetuity, and that they meet the identified local affordable need in accordance with the requirements of policy H4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. Notwithstanding any denotation on the approved plans samples of all the external materials to be used in the construction of the development hereby approved, including surface and building materials 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.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development as required by Policy GD7 of the Fylde Local Plan to 2032.

5. 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 related to the construction of the dwellings takes place within the site and shall be further extended 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.

6. Prior to the commencement of development a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMP shall include and specify the provisions to be made for the following:-

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials used in the construction of the development;
- c. Storage of such plant and materials;
- d. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- 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 hours of site operations which are to be limited to 08.00 -18.00 Monday to Friday; 08.00 - 13.00 Saturday and no noise/work activity on Sundays or Bank Holidays

The development shall only be implemented in full accordance with the requirements of the TMP.

Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

7. 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 as part of a section 278 agreement, under the Highways Act 1980. The submitted scheme shall include the site access, and the shared off-road shared cycle path and footpath, for the full frontage of the site with Cropper Lane along with any associated works that are related to these elements.

Reasons: 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.

8. The whole of the landscape works, as approved on the landscaping layout - Drawing no. 3282 101 REV C and proposed planting plan - Drawing no. 3282 201 REV B shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

9. Notwithstanding the approved plans prior to the commencement of any above ground development a boundary treatments and Estate Management Plan shall be submitted for approval in writing by the Local Planning Authority. For the avoidance of doubt the boundary treatments to plots 5, 6/7 and 22/23 shall be a solid brick wall with detailing and other prominent boundaries shall be a wall with brick pillars and timber inserts. The Estate Management Plan will include details of the maintenance of these boundaries, amenity grass space and any unadopted footpaths/highways within the site. The development shall be constructed and maintained in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

10. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and other 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 details until such time as an adoption agreement has been entered into with the local highway 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 GD7 of the Fylde Local Plan to 2032.

11. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets within the development 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.

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 GD7 of the Fylde Local Plan to 2032.

12. The private car parking and manoeuvring areas shall be marked out in accordance with the approved plan prior to the occupation of the associated dwelling and permanently maintained thereafter.

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

13. Prior to the first occupation of any dwelling the 3.5m shared cycle path and footpath located adjacent to plots 22/23 on the approved plan shall be constructed to a level of 0.150m above the carriageway channel line of Lea Green Drive.

Reasons: To safeguard the future reconstruction of the highway and ensure a continuation of the sustainable links through the site.

14. The site boundary between the site and Lea Green Drive adjacent to the 3.5m wide off-road shared cycle path and footpath as shown on the approved plan shall be kept open at all times following the occupation of the first dwelling on the site hereby approved..

Reasons: To ensure a continuation of the sustainable links through the site as required by Policy M1 of the Fylde Local Plan to 2032.

15. 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. Foul water shall be drained on a separate system.

Those details shall include, as a minimum:

1. Information about the lifetime of the development:
 - a. 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) and full details of the Return Period Summary of Critical Results by Maximum Levels.
 - b. The methods employed to delay and control surface water discharged from site.
 - c. The measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
 - d. Details Finished Floor Levels (FFL) in AOD, including site drawing showing FFL at the minimum of 300mm above adjacent ground levels as per FRA 18-B-12261.REV.B.
2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate (which has been calculated at 9.1l/s litres per second as per FRA 18-B-12261.REV.B). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
3. Flood water exceedance routes, both on and off site.
4. A timetable for implementation, including phasing as applicable.
5. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
6. 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 proposed development.

16. No development 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.

Reason: To ensure that the drainage for the proposed development can be adequately maintained, and 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.

17. 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:

1. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company.
2. 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:
 - a. On-going inspections relating to performance and asset condition assessments.
 - b. 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.
3. Means of access for maintenance and easements where applicable – access to trash screens and manholes needs to be available for maintenance/cleaning vehicles.

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.

18. Prior to commencement of the development hereby permitted, details of the incorporation of bat roosting and bird nesting opportunities that shall be incorporated into the design of the development (i.e. into new buildings) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the phasing of the works and shall thereafter be implemented in accordance with that phasing.

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. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections undertaken by a suitably qualified ecologist and their confirmation provided in writing to 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 and the National Planning Policy Framework.

20. Prior to the commencement of any works to the ditch a fully detailed method statement for an inspection of the ditch 24 hours prior to any works to it shall be submitted for approval in writing by Fylde Borough Council. The approved details shall be implemented in full and shall include details of actions to be taken if any amphibians are located. If the presence of Great

Crested Newt is detected at any point in the ditch then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence in order to for the amphibians to be removed to an alternative suitable habitat.

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. A tree protection scheme for all trees and retained 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 trees 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.

Item Number: 5

Application Reference:	19/0195	Type of Application:	Variation of Condition
Applicant:	Warton East Developments	Agent :	Hollins Strategic Land
Location:	LAND TO THE NORTH, FRECKLETON BYPASS, BRYNING WITH WARTON		
Proposal:	APPLICATION TO VARY CONDITION 7 OF PLANNING PERMISSION 14/0410 (OUTLINE APPLICATION WITH ACCESS FOR A RESIDENTIAL DEVELOPMENT OF UP TO 350 DWELLINGS) TO REMOVE COMPONENTS A) (THE PRESTON WESTERN DISTRIBUTOR ROAD) AND B) (THE RELOCATION OF BAE SYSTEMS GATE FROM MILL ROAD TO THE ROAD KNOWN VARIOUSLY AS LIBERATOR WAY, TYPHOON WAY AND THUNDERBOLT AVENUE) FROM THE CONDITION - RESUBMISSION OF APPLICATION 17/0851		

Decision

Variation of Condition :- Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to

1. The completion of a Section 106A Deed of Modification to include the following additions/amendments to the extant planning obligation for planning permission 14/0410 dated 14.07.2016:
 - a) The insertion of definitions and/or other appropriate clauses to link the provisions of the extant obligation to planning permission 19/0195; and
 - b) Provisions for 6 dwellings which meet the definition of affordable housing in the National Planning Policy Framework to be delivered in connection with a first, discreet phase of development comprising no more than 54 dwellings, and for the balance of the remaining affordable housing units – equating to 30% of the overall total (including the 54 in the first phase) – to be delivered in connection with the later development phases.

2. The Local Planning Authority consulting the Secretary of State (via the Ministry of Housing, Communities & Local Government) to allow them to consider whether they wish to call the application in, and Subject to the Secretary of State not calling the application in.
3. The decision being 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):

Suggested Conditions and Reasons

1. No development shall take place until a plan detailing the phasing of development and the allocation to each phase of a share of a total open space provision of not less than 2ha including a LEAP/LAP has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any phased development of the site takes place in an appropriate sequence and to ensure adequate provision of open space to serve the dwellings in each phase in order that the infrastructure required to support and/or mitigate the impact of the development is delivered concurrently with it, in the interests of proper planning and because no such details have been submitted as part of the application in accordance with the requirements of Fylde Local Plan to 2032 policy ENV4.

2. Details of the access within each phase of the site, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins on the phase in question and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 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. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of planning permission 14/0410 (i.e. by 13 February 2020).

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 and to ensure that the date of expiry of the permission is consistent with the extant planning permission.

4. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

5. The access on to Lytham Road to the development hereby permitted shall be carried out in accordance with approved plan number SK21338-12. No dwelling shall be occupied until the details shown on the approved plan have been completed and made available for use. 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 area indicated as an area to be kept free of obstruction to visibility

shall thereafter be kept free of any obstruction higher than 0.6m above the level of the carriageway.

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

6. No greater quantity of housing shall be built than that which would give rise to traffic generated by the development no greater than that forecast in the submitted Transport Assessment 140603/SK21338/TA02 June 2014 by SK Transport Planning Ltd.

Reason: To ensure that traffic generated by the development does not overload the capacity of the surrounding highway network in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of the works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060.

Reason: To ensure that appropriate highway infrastructure is delivered at an early stage in order to mitigate the development's impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. No dwelling hereby approved shall be occupied until a MOVA/UTC control has been installed and brought in to use at:

- a) the Church Road/Lytham Road/Highgate Lane junction
- b) the Lytham Road/Mill Lane junction and
- c) the junction of Lytham Road and the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue.

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the MOVA/UTC control at location a) shall include the following measures: (i) installation of MOVA control and setup; (ii) relocation of loop locations in highway where required (in line with MOVA requirements); (iii) a new signal control box; (iv) New signal poles and signal heads; and (v) installation of remote CCTV monitoring of the junction.

Reason: To ensure that appropriate improvements to existing signalised junctions are delivered concurrently with the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. No dwelling shall be occupied until details of travel mode share targets for the development and measures to achieve them (a Travel Plan) have been submitted to and approved in writing by the local planning authority. The development shall be carried out and retained in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

10. No dwelling shall be occupied until it has been provided with a Visitors Pack which shall have been previously submitted to and approved by the local planning authority, highlighting the sensitivity of the Ribble & Alt Estuaries to recreation activity and highlighting alternative recreational opportunities. The Visitors Pack shall thereafter be kept available in the dwelling for the use of future occupants.

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

11. No development shall take place on any phase of the site until details of foul and surface water drainage for that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until it is provided with its drainage as approved.

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 Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

12. No development shall take place on any phase of the site until details of finished floor levels and external ground levels of each plot on that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the 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 Local Plan to 2032 policy GD7.

13. No development shall take place on any phase of the site until an intrusive site investigation of the nature and extent of contamination and unexploded ordnance has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any new construction begins on that phase. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate that phase of the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. That phase of the site shall be remediated in accordance with the approved measures before new construction begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the relevant phase of the site shall incorporate the approved additional measures.

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 Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

14. No development shall take place within any phase of the site until a programme of archaeological work for that phase has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

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 Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

15. No development shall take place on the relevant phase until details of the pedestrian and cycle access to Canberra Way at the north-western corner of the site and to Butlers Meadow at the south-western corner of the site (both shown indicatively on the illustrative master plan accompanying the application) have been submitted to and approved in writing by the local planning authority. No dwelling on the relevant phase shall be occupied until the relevant pedestrian and cycle accesses have been completed and made available in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

16. The external fabric of any dwelling hereby approved having a direct line of sight to Lytham Road and the boundary fences around their rear or private amenity areas shall be constructed so as to comply with the sound reduction performance recommended in section 5 of the Noise Impact Assessment by Resource & Environmental Consultants Ltd reference 90342R2.

Reason: To ensure the implementation of appropriate noise attenuation measures for the proposed dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. No dwelling on any particular phase shall be occupied until the public open space allocated to that phase has been laid out and made available for its intended purpose. The public open space shall be retained thereafter in accordance with a maintenance scheme which shall have been submitted to and approved by the local planning authority before development commences on the relevant phase. No dwelling on the last of any phase of the development which includes residential dwellings shall be occupied until the LEAP/LAP and all the public open space on all phases has been laid out and made available for its intended purpose.

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 Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

18. In this condition “retained tree” means an existing tree or hedgerow which is to be retained in

accordance with the recommendations contained in section 5 and drawing 60072-002 of the Arboricultural and Hedgerow Assessment reference 60072P1R4 by Resource and Environmental Consultants Ltd dated 2 June 2014 and paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the first occupation of the last completed dwelling for its permitted use.

- (i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence and to ensure that appropriate compensatory planting is provided to mitigate the loss of any existing vegetation within the site occurring as a result of the development in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

19. None of the ponds and ditches shown on figure 2 of the Ecological Survey and Assessment reference 2013_089 by ERAP Ltd dated September 2013 (Updated June 2014) shall be removed or filled in except in accordance with details submitted and approved in compliance with other conditions of this permission. A buffer zone of 10m around the edge of each pond shall be kept free of development.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat retention in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

20. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the local planning authority. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season 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 approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and

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

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

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 and to prevent any obstruction of the surrounding highway network in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Time limit

For the purposes of condition 3 of this permission, the applicant is reminded that planning permission 14/0410 was granted (under appeal reference APP/M2325/W/15/3004502) on 13 February 2017. Therefore, any application(s) for approval of the reserved matters must be submitted no later than 13 February 2020.

Item Number: 6

Application Reference:	19/0277	Type of Application:	Change of Use
Applicant:	Harkalm Investments Ltd	Agent :	Pegasus Group
Location:	36 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
Proposal:	CHANGE OF USE OF BANK (USE CLASS A2) TO A MIXED USE OF COFFEE SHOP (CLASS A1) / CAFE (CLASS A3)		

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 relates to the following plans:

- Location Plan - Pegasus Design
- Proposed GA - Drawing No. 120.00/A.1.2

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for mixed Class A1 (retail) and Class A3 (restaurants & cafes) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) only, and for no other purpose including solely as either of the two approved uses.

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032, Policies EC5 & GD7 and the National Planning Policy Framework.

4. That the business is only open to customers between the hours of 7am and 7pm on any day..

In the interests of preserving the amenity of occupiers of neighbouring and nearby residential properties as required by Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 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:	19/0291	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Packer	Agent :	Keystone Design Associates Ltd
Location:	481 CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2PS		
Proposal:	RETROSPECTIVE APPLICATION FOR A HIP-TO-GABLE ENLARGEMENT TO ROOF SPACE AND ERECTION OF REAR DORMER		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan Stanfords Business Mapping - Drawing no. Dated 03 Jan 2014
- Proposed Elevations / Floor Plans & Site Plan - Drawing no. A018/159/P/03

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the construction of the approved development shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 8

Application Reference:	19/0317	Type of Application:	Full Planning Permission
Applicant:	Mr Scott	Agent :	PWA Planning
Location:	2 GLEBE LANE, KIRKHAM, PRESTON, PR4 2YN		
Proposal:	RESUBMISSION OF APPLICATION 18/0755 FOR CHANGE OF USE FROM NEWSAGENT'S / OFF-LICENCE (CLASS A1) TO CAFE/RESTAURANT (CLASS A3) WITH FORMATION OF ADDITIONAL DOOR TO FRONT ELEVATION.		

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 relates to the following plans:

- Location Plan - Drawing no. 'Buy a Plan' 19/0317/PL01
- Proposed floor plan - Drawing no. 19/0317/PL02
- Proposed elevations - Drawing no. 19/0317/PL03

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

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

3. The private car parking shall be marked out in accordance with the approved plan shown on drawing no. 19/0317/PL02, before the use of the premises hereby permitted becomes operative and this area shall be permanently maintained and retained thereafter.

Reasons: To allow for the effective use of the parking areas in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. Unless alternative details are previously approved in writing by the local planning authority, prior to the first use of the premises for the use hereby approved the extraction unit used to dispel cooking odours described in the CK direct/CKRe-circ document submitted with the application shall be installed and brought into operation. This unit shall be maintained in an operational condition at all times that the use is operative thereafter.

Reasons: To provide an appropriate mechanism for mitigating the potential for odour nuisance to be suffered by neighbouring residents to the property in accordance with para 180 of the

National Planning Policy Framework.

5. The bin storage area as shown on the approved plan (drawing no. 19/0317/PL02) shall be provided and be available for use before the use of the premises hereby permitted becomes operative and shall be permanently retained and maintained thereafter.

Reasons: To allow for adequate commercial bin storage in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. The preparation and consumption of food and drink at the premises shall only be undertaken between 09:00 hours and 20:30 hours Monday to Saturday (inclusive) and between 11:00 hours and 17:30 hours on Sundays and Bank Holidays.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

7. The capacity of the premises hereby approved shall be limited to no more than 20 covers as explained in the supporting statement, with these entirely located within the building as shown on the approved plan with the fore court and other external areas not be used for any external dining/drinking purposes.

Reason: To provide control over the scale of the use approved in the interests of highway safety, and over the location of that use to safeguard the amenities of the occupants of nearby residential properties in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

8. Prior to the first use of the premises for the use hereby approved the construction of an additional stud wall to the full extent of the internal shared boundary with the adjoining property shall be constructed as specified in para 3.4 and 3.5 of the 'Acoustic Survey and Assessment' by Martin Environmental Solutions that was submitted with this application.

Reason: To ensure that the potential for noise transference between these premises and the adjacent residential property are minimised as required by para 180 of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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 actively engaging in pre-application discussions with the applicant to try and find solutions to problems.