

Minutes

Development Management Committee



Date:	Wednesday, 7 January 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Alan Clayton, Maxine Chew, Peter Collins, Dr Trevor Fiddler, Peter Hardy, Angela Jacques, Barbara Nash, Linda Nulty, Albert Pounder, Richard Redcliffe, Heather Speak, Vivienne M Willder
Other members:	Councillors Frank Andrews, David Chedd
Officers:	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey
Members of the public:	Approx. 20 members of the public were in attendance at both the morning and afternoon session.

1. Declarations of interest

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

Councillor Maxine Chew declared a personal interest in planning application 14/0619 relating to New Hall Farm, Roseacre Road, Treales. She also declared a personal and prejudicial interest in planning application no 14/0792 Swarbrick Hall Farm, Singleton Road, Weeton and withdrew from the meeting during the consideration of this item.

Councillor Peter Hardy declared a personal and prejudicial interest in planning application no 13/0655 relating to Mill Farm, Fleetwood Road, Wesham and withdrew from the meeting during the consideration of this item.

Councillor Linda Nulty declared a personal interest and prejudicial interest in planning application no 13/0655 relating to Mill Farm, Fleetwood Road, Wesham and withdrew from the meeting during the consideration of this item.

Councillor Heather Speak declared a personal interest in planning application 14/0619 relating to New Hall Farm, Roseacre Road, Treales.

Councillor Vivienne Willder declared a personal interest in planning application 14/0790 relating to former Kwik Save, St David's Road South St Annes

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committees held on 3 December 2014 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Alan Clayton for Councillor Charlie Duffy

Councillor Angela Jacques for Councillor Fabian Craig-Wilson

4. Development Management matters

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

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

With regard to planning application no 14/0735 relating to Land off Willow Drive, Ribby Road, Wrea Green, a Recorded Vote was requested. The Chairman sought the requisite show of hands (5) for a Recorded Vote to be taken. This was voted upon and agreed and the voting was as follows:

For refusal of the application (10) Councillors Ben Aitken, Alan Clayton, Maxine Chew, Peter Collins, Peter Hardy, Angela Jacques, Barbara Nash, Linda Nulty, Richard Redcliffe, Vivienne Willder

Against refusal of the application (1) Councillor Trevor Fiddler

Abstentions (1) Councillor Kevin Eastham

(Councillor Albert Pounder was not present during consideration and voting on planning application nos: 13/0726, 14/0715, 14/0735, 14/0777, 14/0778, 14/0790, 14/0792, 14/0833 and 13/0655

(Councillor Heather Speak was also not present during consideration and voting on planning application nos: 13/0726, 14/0735, 14/0790, 14/0792, 14/0833 and 13/0655)

(Councillor Viv Willder was also not present during consideration and voting on planning application nos: 13/0726, 14/0792 and 14/0833)

5. List of appeals Decided

Members were advised of the appeal decision letters received between 21/11/2014 and 18/12/2014.

IT WAS RESOLVED to note the report.

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Development Management Committee Minutes

07 January 2015

Item Number: 1

Application Reference: 13/0726	Type of Application: Full Planning Permission
Applicant: Kensington Developments Ltd	Agent :
Location: LAND, LYTHAM ST ANNES WAY, WESTBY WITH PLUMPTONS	
Proposal:	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 26 DWELLINGS & GARAGES, ASSOCIATED REDESIGN / REPOSITIONING OF EXISTING BALANCING POND AND CREATION OF COMPENSATORY WILDLIFE HABITAT

Decision

Full Planning Permission:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the following revised elevational details, plan views, site layout details and associated reports:

- Location Plan - KD /56/69 Rev A, dated November 2013
- Site Layout - KD 56/70 Rev E, dated January 2014
- Topographic Survey - KD /56/68, dated May 2010
- Grosvenor & Tennessee housetype - KD 56/74, dated November 2013
- Tennessee & Lincoln housetype - KD 56/79, dated December 2013
- Mayfair housetype - KD 56/75, dated November 2013
- Garages - KD 56/76, dated November 2013
- Landscape Proposals - Richard Eaves 3992-01 Rev A, dated August 2014 and received by the Local Planning Authority on 21 October 2014
- Play Area - KD 56/77, dated November 2013
- Flood Risk Assessment - ELLUC Projects Ltd, ref. ELLUC-KD-258-010214-FRA-F2 dated 04 September 2014 and received by the Local Planning Authority on 06 October 2014
- Proposed Balancing Pond Sheet 1 of 2 - ELL-310-KD-001 Rev A
- Proposed Balancing Pond Sheet 2 of 2 - ELL-310-KD-001 Rev A

- Proposed Cross Sections Sheet 1 of 3 - ELL-310-KD-003 Rev A
- Proposed Cross Sections Sheet 2 of 3 - ELL-310-KD-003-2 Rev A
- Proposed Cross Sections Sheet 3 of 3 - ELL-310-KD-003-3 Rev A
- Proposed Pond Construction Details - ELL-310-KD-004
- Proposed Pond Outfall Headwall Details - ELL-310-KD-005
- Proposed Pond Inlet Headwall Details - ELL-310-KD-006
- Proposed Culver Details - ELL-310-KD-007
- Proposed Culvert Headwall Details - ELL-310-KD-008
- Aquatic Habitat and Mitigation Scheme - Doc Ref. 3898.005 Version 2, dated November 2014
- Off-site Habitat Management Scheme - D3898.003, dated 25 November 2013

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

- 3 The whole of the landscape works as indicated on Richard Eaves Landscape Proposals 3992-01 Rev A (dated August 2014 and received by the Local Planning Authority on 21 October 2014) as approved under this planning permission shall be implemented during the first available planting season following the completion of the development, 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.

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

- 4 That notwithstanding their size on the approved site layout plan, the internal access routes through the areas of open space and connecting to Lytham St Annes Way shall be constructed to a standard for shared pedestrian and cycle use. These routes shall be made available prior to the first occupation of any dwelling on the site, or some other phasing that has been agreed in writing by the Local Planning Authority.

In order to provide appropriate standards of connectivity within and to the site.

- 5 That prior to the occupation of any dwelling hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of public open space, the balancing pond and associated ditches, and any other areas that are not part of the domestic curtilage to any dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

To ensure the on-going maintenance and management of these public areas in the interests of the character of the area, the effective drainage of the area, and the amenity of the occupiers of the development.

- 6 Notwithstanding the details provided on the layout plan hereby approved, a detailed plan of the access and parking area associated with the balancing pond shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction on any dwelling. This plans shall provide details of an appropriate visibility splay for the use involved at this access, and how no less than 4 cars can be parked clear of the highway in a safe manner that allows each to turn within the site without the need for reversing onto or off the road.

In the interests of highway safety for existing road users and those associated with the use of the balancing pond

- 7 That the play area as specified in the detail approved under condition 2 to this planning permission shall be constructed and made available for use no later than the occupation of the 10th dwelling on site and shall be maintained in accordance with the approved detail at all times thereafter.

In order to secure the provision and retention of an appropriate level of public open space in accordance with Policy TREC 17 of the Fylde Borough Local Plan.

- 8 No works shall be undertaken between the months of March and July inclusive until a walkover survey of the site and its boundary hedges has taken place in order to establish the presence of any breeding birds and the results submitted in writing to the local planning authority. Should the presence of any breeding birds be identified a mitigation and phasing scheme for demolition and construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout demolition and construction of the dwellings.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 9 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. No construction access shall be taken from Whitehill Road. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

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

- 10 Prior to the commencement of development, a detailed levels plan indicting the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with this plan, unless variations

from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

- 11 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (ELLUC_KD_258-010214_FRA-F2, dated 4 September 2014) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the site to 8.45 l/s as stated in section 4.16 of the FRA so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Provide details of the proposed attenuation pond detailing cross sections and levels of the pond to demonstrate that the new pond will provide adequate additional storage capacity required by the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 12 Prior to the commencement of construction on any of the dwelling houses full details of the means of surface water drainage of the site, including the means of on site storage and attenuation rates, shall be submitted to and approved in writing by the Local Planning Authority. This system 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 and fully commissioned in line with an agreed phasing scheme and shall be maintained thereafter.

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.

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

To ensure that appropriate measures are taken to provide suitable drainage from the

site as required by Policy EP25 of the Fylde Borough Local Plan.

- 14 Prior to the commencement of development full details (including sequencing and working methods) for the draining down of the existing balancing pond are to be submitted to and approved in writing by the local planning authority. The submitted details shall also include details of the interim measures proposed for the capture of surface water until such time as the relocated balancing pond is operational.

To ensure that surface water drain off is adequately dealt with during the construction works to relocate the balancing pond.

- 15 Prior to the commencement of development a detailed timing plan for the implementation of the ecology mitigation measures outlined in the submitted Aquatic Habitat and Mitigation Scheme (the approved scheme) approved under condition 2 of this approval shall be submitted to and approved in writing by the Local Planning Authority. Details regarding the ongoing management of the Aquatic Habitat & Mitigation Scheme, having due regard to part 7 contained therein, shall also be submitted to and approved in writing by the local planning authority prior to the commencement of development.

In order to ensure continuity of habitat during the construction of the development.

- 16 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 [or any legislation which amends or supersedes that Order], no vehicular or pedestrian access shall be formed between the Plots 18 & 19 as shown on drawing number KD56/70 rev E and Whitehill Road.

In order to maintain the integrity of the hedgerow along the site boundary with Whitehill Road and, in the interests of safety, in order to prevent access to the adjacent highway which is unlit, has no footways and is subject to the national speed limit.

Informative notes:

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

Item Number: 2

Application Reference: 14/0619	Type of Application: Full Planning Permission
Applicant: H & C PICKERVANCE	Agent : ML Planning Consultancy Ltd
Location: NEW HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE	
Proposal: PROPOSED EXCAVATIONS AND BUNDING TO FORM EARTH BANKED SLURRY LAGOON	

Decision

Full Planning Permission:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

- 'Stanfords' Location Plan
- Site plan drawing no. LG/TP/2929 - dated 29.09.14
- Proposed plans and Elevations - LG/TP/2929 dated 29/08/2014
- Design and Access statement

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

- 3 Prior to the commencement of development a scheme and programme for landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, hard surfacing materials (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 carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local

Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality and bio diversity.

- 4 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.

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

- 5 Before the lagoon is filled the fencing shown in the position as shown on drawing reference LG/TP/2929 dated 29/08/2014 shall be erected and shall be maintained at all times thereafter. The fencing shall be erected in accordance with Figure 1 of the 'Health and Safety Executive Information sheet' 'Preventing access to effluent storage and similar areas on farms'.

To ensure safety and prevent unauthorised access to the lagoon and in accordance with the National Planning Policy Framework.

Informative notes:

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

Item Number: 3

Application Reference:	14/0715	Type of Application:	Change of Use
Applicant:	Mr Peters	Agent :	Architectural Design Consultants
Location:	35 DERBE ROAD, LYTHAM ST ANNES, FY8 1NJ		
Proposal:	PROPOSED CONVERSION INTO FIVE FLATS		

Decision

Change of Use :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

- Location Plan - Dwg no. 2014/FY/PL/PE/001
- Existing Ground Floor Layout - Dwg no. 2014/FY/PL/PE/002
- Existing First Floor Layout - Dwg no. 2014/FY/PL/PE/003
- Existing Second Floor Layout - Dwg no. 2014/FY/PL/PE/004
- Proposed Ground Floor Layout - Dwg no. 2014/FY/PL/PE/005
- Proposed First Floor Layout - Dwg no. 2014/FY/PL/PE/006
- Proposed Second Floor Layout - Dwg no. 2014/FY/PL/PE/007
- Existing and Proposed Rear Side Elevation - Dwg no. 2014/FY/PL/PE/008

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

- 3 Prior to the implementation of the change of use hereby approved, details of a scheme of bin storage, to provide adequate capacity for waste and recycling, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved scheme and, thereafter, retained unless alternative facilities have been approved by the local planning authority.

In order to ensure adequate refuse and recycling storage in the interests of residential 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: 4

Application Reference:	14/0735	Type of Application:	Outline Planning Permission
Applicant:	Story Homes Limited	Agent :	Barton Willmore
Location:	LAND OFF WILLOW DRIVE, RIBBY ROAD, RIBBY WITH WREA		
Proposal:	OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 49 DWELLINGS INCLUDING THE PROVISION OF ACCESS FOLLOWING THE DEMOLITION OF 15 WILLOW DRIVE		

Decision

Outline Planning Permission :- Refused

Conditions and Reasons

1. The scale of the development, taken in conjunction with recently approved residential developments around the village is excessive for the settlement of Wrea Green and the services available. There is no pressing local justification in terms of a demonstrable need for housing to be provided specifically in Wrea Green which would justify such a cumulative increase in the number of dwellings in the village. In such circumstances the application is contrary to Policy SP2 and Criterion 2 of Policy HL2 of the Fylde Borough Local Plan and the guidance of paragraphs 17, 58 and 118 of the National Planning Policy Framework as the proposal would result in a cumulative increase which would be detrimental to the character of the village.
2. The scale of the development combined with the proximity of the access to the neighbouring residential dwellings will result in an unacceptable increase in traffic in close proximity to the dwellings and the private amenity space associated with the adjacent dwellings. Accordingly, due to the level of vehicle movements utilising that access which will cause noise and other disturbance to neighbouring residents, the proposal will result in an unacceptable reduction in residential amenity enjoyed by the occupiers of those properties. As such the proposed access location to the development will conflict with criteria 4 of Policy HL2 of the Fylde Borough Local Plan and paragraph 17 and 53 of the National Planning Policy Framework.

Informative notes:

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 paragraph 188 of the National Planning Policy Framework, or during the consideration of the application as promoted by paragraph 187. 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: 5

Application Reference:	14/0777	Type of Application:	Full Planning Permission
Applicant:	Cardtronics UK Ltd trading as Cashzone	Agent :	New Wave Installations
Location:	HEYHOUSES GARAGE, HEYHOUSES LANE, LYTHAM ST ANNES, FY8 3RQ		
Proposal:	RETROSPECTIVE APPLICATION FOR PROVISION OF ATM TO FRONT ELEVATION OF FILLING STATION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

1 None.

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: 6

Application Reference:	14/0778	Type of Application:	Advertisement Consent
Applicant:	Cardtronics UK Ltd trading as Cashzone	Agent :	New Wave Installations
Location:	HEYHOUSES GARAGE, HEYHOUSES LANE, LYTHAM ST ANNES, FY8 3RQ		
Proposal:	ADVERTISEMENT CONSENT TO DISPLAY INTERNALLY ILLUMINATED COLLAR ADVERTISEMENT ON EXISTING ATM		

Decision

Advertisement Consent:- Granted

Conditions and Reasons

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

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

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

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

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

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

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

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

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

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

Informative notes:

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

Item Number: 7

Application Reference:	14/0790	Type of Application:	Full Planning Permission
Applicant:	Great Places Housing Group	Agent :	Croft Goode Limited
Location:	FORMER KWIK SAVE, MARKET BUILDINGS, ST DAVIDS ROAD SOUTH, LYTHAM ST ANNES, FY8 1TU		
Proposal:	PROPOSED ERECTION OF 15 No. TWO STOREY AFFORDABLE DWELLINGS (7 x 2 BEDROOM & 8 x 3 BEDROOM) WITH ASSOCIATED ACCESS ALTERATIONS, PARKING AND GARDEN AREAS.		

Decision

Full Planning Permission:- Approved subject to the completion of a Section 106 agreement in order to secure:

- provision, retention and operational details for 100% of the proposed dwellings to be affordable properties
- a contribution of £24,059 towards primary school places and £18,126.38 towards secondary education.

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

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

Reason: This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: In the interests of visual amenity.

- 3 Prior to commencement of any development on site, full details of all hard surface treatments within the development shall be submitted to and approved in writing by

the Local Planning Authority. Such approved details shall be carried out prior to occupation of the residential units.

Reason: In the interests of visual amenity

- 4 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details

Reason: To ensure a satisfactory means of drainage.

- 5 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage.

- 6 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 artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. 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.

- 7 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.

- 8 Construction and demolition work shall be restricted to 08.00 – 18.00 Monday to Friday, 08.00-13.00 Saturday and no work on Sundays or Bank Holidays.

Reason: To protect neighbouring amenity

- 9 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.

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

- 10 No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 9 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 11 Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

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

- 12 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 31 October 2014, including the following plans:

Proposed site layout 14-1941-P01 Revision A
 Proposed site location plan 14-1941-L01
 Floor plans and elevations 14-1941-PO2 Revision A, 14-1941-P03

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

- 13 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F, or G of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

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

Informative notes:

- The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.

Item Number: 8

Application Reference:	14/0792	Type of Application:	Full Planning Permission
Applicant:	J T Smith	Agent :	Ian Pick Associates Ltd
Location:	SWARBRICK HALL FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JJ		
Proposal:	PROPOSED ERECTION OF AGRICULTURAL BUILDING FOR GRAINSTORE		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

In the interests of visual amenity.

Informative notes:

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

Item Number: 9

Application Reference:	14/0801	Type of Application:	Full Planning Permission
Applicant:	New Progress Housing Association Ltd	Agent :	Croft Goode Limited
Location:	NAZE COURT, NAZE LANE, FRECKLETON, PRESTON, PR4 1RJ		
Proposal:	PROPOSED ERECTION OF 13 No. AFFORDABLE DWELLINGS WITH ASSOCIATED PARKING, LANDSCAPING AND NEW FOOTPATH LINK		

Decision

Full Planning Permission:- This application was withdrawn by the Applicant prior to consideration by the Committee.

Item Number: 10

Application Reference: 14/0833	Type of Application: Full Planning Permission
Applicant: Two Brooks Valley Ltd	Agent : BPD Architecture
Location: GEORGES GARAGE, 45 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AD	
Proposal: PROPOSED ERECTION OF 16 NO. AFFORDABLE DWELLINGS AS EXTENSION OF POST LANE	

Decision

Full Planning Permission:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

- Location Plan - Dwg no. 451/PLW/LP, dated November 2014
- Topographical Survey - Dwg no. TB-GG-01 Rev B, dated 05/12/2011
- External Works Plan - Dwg no. 451/PLW/EXW Rev B, dated September 2014 and received by the Local Planning Authority on 08/12/2014
- Proposed A3 Site Layout - Dwg no. 451/PLW/SLP, dated November 2014
- Type A 2 Bed 2b4p Planning - 840sq ft - Dwg no. 451/PLW/2b4 Rev D, dated September 2014
- Type B 3 Bed 3b5p Planning - 968sq ft - Dwg no. 451/PLW/3b5 Rev D, dated September 2014
- 4 Block Configuration - Dwg no. 451/PLW/Com Rev C, dated September 2014
- Design & Access Statement - Ref. 451/PLW/DAS, dated November 2014
- Lytham Road Remediation Statement - Ref. BHI_SKM_AH_001, dated September 2013

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

- 3 The external materials to be used in the development hereby approved shall accord entirely with those samples submitted to the local planning authority and described in the email from Darrell Brooks, dated 24 November 2014. Any modification thereafter shall be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

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

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

- 5 That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

- 6 The 'Post Lane Construction Plan' submitted as part of the application is to be implemented and fully accorded with during the construction of the development.

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

- 7 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

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

- 8 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after

completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

This development shall be completed maintained and managed in accordance with the approved details.

To ensure a satisfactory means of drainage is provided and that there is no increase in the volumes of surface water discharge from the site.

- 9 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy prepared by SKM Enviros (Final report dated September 2013 reference BHI_SKM_AH_001) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure completion of the site remediation and reduce the risk of pollution to controlled waters as a result of the development.

- 10 The development hereby approved shall comprise of not less than 100% affordable housing and 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 shall be provided in accordance with the approved scheme in accordance with the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
- i. 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;
 - ii. 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;
 - iii. the occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the application of such occupancy criteria.

Reason: To ensure the dwellings remain affordable in perpetuity and meet local need.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance

in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 11

Application Reference:	13/0655	Type of Application:	Outline Planning Permission
Applicant:	Mill Farm Ventures Limited	Agent :	PWA Planning
Location:	MILL FARM, FLEETWOOD ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3HD		
Proposal:	HYBRID PLANNING APPLICATION (PART FULL / PART OUTLINE)		
	FULL PLANNING APPLICATION – 6,000 CAPACITY FOOTBALL STADIUM, 11,431m2 WAREHOUSE AND DISTRIBUTION CENTRE (CLASS B8), 1,518m2 NEIGHBOURHOOD RETAIL STORE (CLASS A1), INTERNAL SPINE ROAD WITH ACCESS FROM A585 ROUNDABOUT, ASSOCIATED PARKING, LANDSCAPING, DRAINAGE AND INFRASTRUCTURE		
	OUTLINE PLANNING APPLICATION (ACCESS SOUGHT WITH OTHER MATTERS RESERVED) – , 8 X OUTDOOR FLOODLIT ALL WEATHER PITCHES, CHANGING ROOM BLOCK, PETROL FILLING STATION, 785m2 NON-FOOD BULKY GOODS RETAIL UNIT (CLASS A1), HOTEL (CLASS C1), PUB / RESTAURANT (CLASS A4), DRIVE THRU RESTAURANT (CLASS A3/A5), 492 SPACE OVERFLOW CAR PARK & THE FORMATION OF A SURFACE WATER ATTENUATION POND.		

Decision

The committee gave further consideration to this application in order to address material changes in circumstance since the application was previously considered by committee. The Committee resolved to endorse their decision of 4 June 2014 which was as follows:

Hybrid Outline and Full Planning Permission:- Powers to determine the application delegated to the Head of Planning & Regeneration subject resolving the outstanding issues relating to ecological matters and subject to the completion of a section 106 agreement in order to secure:

- The delivery of the football stadium
- The delivery of the sports pitches together with their community use and a pricing policy for their use,

- an appropriate financial contribution towards securing public realm works in the vicinity of the site,
- a financial contribution towards the improvement of public transport and/or sustainable transport initiatives, including travel planning in the vicinity of the site,

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

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

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;

or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Before any elements of the development approved in outline are commenced, reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. 1,2,3 & 5.

(Reserved matters are:-

1. Layout
2. Scale
3. Appearance
4. Access
5. Landscaping

Elements of the development benefit from outline planning permission and details of these matters still remain to be submitted.

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

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

manner.

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

In order to ensure a satisfactory standard of development.

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

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

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

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

- 7 Landscaping for the elements of the proposal applied for in full, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. It shall also include details of any retained habitats such as trees, woodland, shrubs, grassland, riparian habitat and hedgerows, as well as habitat creation such as new hedgerows, ponds and associated wetland habitat, along with details of maintenance and enhancement of existing wildlife corridors and subsequent aftercare & management, shall be submitted to the Council for approval. The scheme shall be designed for the benefit of biodiversity. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local

Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

- 8 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.

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

To provide an appropriate finished appearance of the development.

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

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

- 11 The use of any part of the application site for car boot sales, markets and concerts shall

not take place without the written consent of the Local Planning Authority.

In order to protect the amenities of neighbouring residents.

- 12 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

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

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

- 14 Prior to the fitting out or use of the second floor of the main stand an application for the use of this area shall be submitted to and approved in writing by the local planning authority.

In order to control the impacts of this aspect of the development as no details of the use of this area of the stadium have been included with this application.

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

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

- 16 Prior to the installation of any on site floodlighting, a scheme in respect of floodlighting for all the areas to be illuminated, including detailed timing of lighting operations, location and design of floodlights shall be submitted to and approved in writing by the Local Planning Authority. Measures to avoid impacts on bats shall be implemented in accordance with the mitigation scheme detailed in Annexe G of the Extended Phase 1 Habitat Survey & Ecological Impact Assessment (Cameron Crook dated July 2014).

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

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

In order to protect breeding birds.

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

In order to provide adequate mitigation for protected species.

- 19 Prior to the commencement of each phase of the development hereby approved, a scheme detailing the noise insulation/prevention measures for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed 50dB L_{Aeq} (16 hour) from 07.00 to 23.00, 45dB L_{Aeq} (8 hour) from 23.00 to 07.00 and 60dB L_{AFmax} from (19.00-0700 or 2300-0700) for single sound events at the façade of the nearest noise-sensitive property, or any such level as agreed in writing by the Local Planning Authority. Prior to the submission of any further reserved matters applications, a noise study shall be undertaken to demonstrate that the development meets this requirement.

In order to protect residential amenity.

- 20 The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed 55dB L_{Aeq} (16 hour) from 07.00 to 23.00 at the outdoor living areas of the nearest noise-sensitive property, for example rear gardens and balconies, or any such level as agreed in writing by the Local Planning Authority. Prior to the submission of any further reserved matters applications, a noise study shall be undertaken to demonstrate that the development meets this requirement.

In order to protect residential amenity.

- 21 Construction times shall be limited to 08.00-18.00 Monday to Friday; 08.00 – 13.00 on

Saturdays and no activity on Sundays or Bank Holidays.

In order to protect residential amenity.

- 22 Prior to any on site construction, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries, storage of plant & materials used in construction, the erection and maintenance of security hoardings where appropriate, a management plan to control the emission of dust & dirt during construction identifying suitable mitigation measures, a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site), a Management Plan to identify potential ground & water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction; and a scheme to control noise during the construction phase.

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

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

- Access junction roundabout
- Toucan crossing located on the southern approach arm to the A585 roundabout junction with the B5192; scheme to include surface treatment as necessary all subject to detailed design. Also to include connecting cycleway and footways to the proposal site
- Toucan crossing located on the northern approach arm to the A585 roundabout junction with the B5192 to tie in with the diverted Public Right of Way. LCC consider the detailed design of this crossing may highlight the need to provide a crossing wider than the standard 2.7m to allow greater pedestrian numbers to cross safely at peak times, such as on large attendance match days!
- Bus stop with associated lay-by and shelter on the A585 northbound carriageway.
- Bus stop without lay-by or shelter on the southbound carriageway of the A585. No shelter or lay-by due to the available width.

The details shall include the following:

Indicative layout drawings for off-site highway works which are agreed 'in

principle' subject to detailed design were included in the CRA letter of 2nd May 2014. The off-site highway works are shown in the following CRA drawing numbers:

- DRG. No. 075-01/GA-02 Rev A (Site Access and southern toucan crossing and pedestrian/cycle links)
- 075-01/GA-03 Rev A (northern Toucan crossing, bus stops, lay-by and pedestrian /cycle links)

Delivering these works will require a review, consultation and implementation of new/or changes to TRO's; the full cost for these to be funded by the developer. Locations include A585 and adjacent residential areas (to include parking restrictions and speed limit reduction).

The position of the bus stops will be subject to detailed design. Currently, the southbound stop is shown located within the zigzag markings of the proposed Toucan crossing (LCC consider there may be safety benefits in locating the stop in a suitable location to the south of this position). The new bus stops on the A585 will be required to be to Quality Bus Standard (QBS) and Disability Discrimination Act (DDA) compliant.

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

- 24 No part of the development hereby approved shall be occupied until the approved scheme referred to in condition number 23 has been constructed and completed in accordance with the scheme details.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

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

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

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

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

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

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

- 28 Development shall not begin until a phasing programme for the whole of the proposal site and for the highways works referred to, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved phasing programme.

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

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

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

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

To ensure that the development provides sustainable transport options.

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

To ensure adequate visibility splays are maintained at all time.

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

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

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

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

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

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

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

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

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

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

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

In order to minimise the peak demand within the area and to ensure the availability of appropriate car parking within the site.

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

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

- 39 Prior to the commencement of development full details of a strategy for all signing and advertisements to be displayed on the site shall be submitted to and agreed in writing by the Local Planning Authority.

In the interests of visual amenity and highway safety.

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

In the interests of highway safety.

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

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

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

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

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

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

In order to prevent harm to existing retail centres

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

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

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

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

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

08:00 - 22:00 Monday - Saturday and
09:00 - 18:00 on Sundays.

without the written consent of the Local Planning Authority

In the interests of residential amenity

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

In the interests of residential amenity

48 Prior to the first occupation of the proposed warehouse, details of the hours of operation shall be submitted to and approved in writing by the Local Planning

Authority. Any change from the approved scheme shall require the written consent of the Local Planning Authority.

In the interests of residential amenity

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

In the interests of residential amenity

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

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

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

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

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

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

- 53 The development hereby permitted shall not be commenced until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipe work and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

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

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

- 1) A preliminary risk assessment which has identified:
all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

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

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

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

- 56 (a) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the football pitch which identifies constraints which could affect pitch quality; and
 - (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the pitch will be provided to a quality that complies with the Football Associations Performance Quality Standard for Ground Grading B. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority, after consultation with Sport England. The land shall thereafter be maintained in accordance with the scheme and made available for sports pitch use in accordance with the scheme.

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

- 57 When any application is submitted to the Local Planning Authority pursuant to an outline planning permission, a scheme for the design, layout and management of the Artificial Grass Pitches shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England) and shall include:

- i) The layout and design of all Artificial Grass Pitches, including materials and method of construction, to be in accordance with England Hockey and Football Association Technical Design Standards
- ii) A scheme for the management of the sports provision to be made within or in association with the development, including provision to be made for use by other organisations / individuals within the local community
- iii) A Sports Development Plan and Community Use Agreement
- iv) A scheme for the maintenance of the Artificial Grass Pitches to include provision of a sinking fund for each pitch.

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

In order to ensure the provision of sufficient technical details.

Informative notes:

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