



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 4 October 2023
<b>Venue:</b>	Town Hall, St Annes Road West, St Annes, FY8 1LW
<b>Committee Members Present:</b>	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Chris Dixon, Martin Evans, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle.
<b>Officers Present:</b>	Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham and Katharine McDonnell
<b>Other Attendees:</b>	Councillor Michelle Morris and seven members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, 4 October 2023](#)

### Public Speaking at Planning Committee

Four requests to speak relating to applications had been received.

In regards to application 23/0108 Dalton House, 34 Islay Road, Lytham St Annes, the ward councillor, Councillor Michelle Morris and Matthew McHugh, planning consultant on behalf of neighbouring resident Mr Whiteside, spoke against the application. Mr Kenyon, applicant, spoke in support of the application.

### Procedural Items

#### 1. Declarations of Interest

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

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 6 September 2023 as a correct record for signature by the Chairman.

#### 3. Substitute Members

There were no substitutions on this occasion.

### Decision Items

#### 4. Planning Matters

The Committee considered the report of Mark Evans, Head of Planning, which set out various planning applications.

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In relation to application 22/0256, Mill Farm Sports Village, Councillor Richard Redcliffe proposed a deferment to allow for the statutory notification period to take place, Councillor Gavin Harrison seconded the proposal, and it was RESOLVED to defer the application to the next meeting.

The remaining planning applications were determined by the Committee in the following agenda item order:

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

#### Information Items

The following information item was received and noted by the Committee.

5. List of Appeals Decided

There had been no appeals decided between 25 August and 22 September 2023.

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<b>Application No:</b>	23/0108	<b>Application Type:</b>	Householder Planning Application
<b>Applicant:</b>	MR PETER KENYON	<b>Agent:</b>	MR PAUL DRINNAN
<b>Location:</b>	DALTON HOUSE, 34 ISLAY ROAD LYTHAM ST ANNES LANCASHIRE FY8 4AD		
<b>Proposal:</b>	EXTENSION AND ALTERATION OF THE DWELLING: 1) REPLACEMENT OF FRONT GARDEN WALL WITH 1.5M HIGH WALL AND 1.8M HIGH GATES TO EXISTING ENTRANCE, 2) TWO STOREY FRONT EXTENSION, 3) TWO STOREY REAR EXTENSIONS TO INCLUDE SWIMMING POOL ENCLOSURE BUILDING, 4) REMOVAL OF BAY WINDOW TO GROUND FLOOR REAR ELEVATION OF MAIN DWELLING, 5) REPLACEMENT ROOF WITH NATURAL SLATE.		
<b>Ward:</b>	Park	<b>Parish:</b>	

**Decision**

Granted

**Conditions**

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 101
- Proposed Site Plan - Drawing no. 1102 Rev C
- Proposed Elevations - Drawing no. 1103 Rev A
- Proposed Floor Plans - Drawing no. 1100
- Proposed Roof Plan - Drawing no. 1101

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

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

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

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

4. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Areas of the trees and hedges around the perimeter of the site. The CEZ shall be provided in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and

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shall be maintained in the duly installed positions during the entirety of the construction period. Should there be a requirement to undertake any excavation of land within the root protection areas of trees surrounding any of the boundaries of the application site associated with the implementation of this planning permission, all excavation work in this area shall be carried out by hand to minimise the potential for damage to the roots of these trees.

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

5. With the exception of those specimens identified in red on drawing no. 1102 Rev C, no other trees or hedges shall be pruned, topped or removed unless details of those works, and in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate compensatory planting is introduced to offset any additional tree and hedge removal required as a result of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2.

6. Within one month of the completion of the construction of the replacement boundary wall hereby approved the verge area between that wall and the carriageway of Islay Road shall be reinstated with grass as shown on the approved site plan (job 25-039 drawing 1102 Rev C). This area shall be maintained as a landscaped areas thereafter.

Reason: To ensure an appropriate softening of the frontage of the site is introduced to enhance the character of the street scene and to compensate for the additional urbanising created by the wall in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

Item Number 2

<b>Application No:</b>	23/0115	<b>Application Type:</b>	Full Planning Permission
<b>Applicant:</b>	RIBBY HALL VILLAGE	<b>Agent:</b>	DAVID COX
<b>Location:</b>	RIBBY HALL LEISURE VILLAGE RIBBY ROAD RIBBY WITH WREA PRESTON PR4 2PR		
<b>Proposal:</b>	DEMOLITION OF EXISTING PORTAL-FRAMED STRUCTURE AND ERECTION OF 2 STOREY, PART 3 STOREY ENTERTAINMENT CENTRE, INCLUDING ASSOCIATED VEHICULAR PARKING, SERVICING BAYS, ACCESS WORKS AND PUBLIC REALM PROVISION WITHIN THE GROUNDS OF RIBBY HALL VILLAGE.		
<b>Ward:</b>	Ribby with Wrea	<b>Parish:</b>	Ribby with Wrea

**Decision**

Granted

**Conditions**

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 2022 1.1A
- Site Plan as Proposed - Drawing no. 2022 3.2F
  
- Proposed Ground Floor - Drawing no. 2022 3.4F
- Proposed First Floor - Drawing no. 2022 3.5F
- Proposed Second Floor - Drawing no. 2022 3.6F
- Proposed Roof Floor - Drawing no. 2022 3.7F
  
- Internal Area Break Down - Ground Floor - Drawing no. 2022 3.20F
- Internal Area Break Down - First Floor - Drawing no. 2022 3.21F
- Internal Area Break Down - Second Floor - Drawing no. 2022 3.22F
  
- Elevation (North) to Front - Drawing no. 2022 3.11F
- Elevation (East) toward Sycamore Drive - Drawing no. 2022 3.12F
- Elevation (South) to Rear - Drawing no. 2022 3.13F
- Elevation (West) toward Browns Lane - Drawing no. 2022 3.14F

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

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

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

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

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

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Reason: To ensure a satisfactory relationship between the development and surrounding countryside area, in accordance with the requirements of Fylde Local Plan to 2032 policy GD5, EC6 and ENV1 and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, the development hereby approved shall not be occupied until a scheme for the construction of all hard surfaced areas of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the surfacing materials. The hard surfaced areas shall thereafter be laid out in accordance with the approved details prior to occupation of the development and retained as such thereafter.

Reason: To ensure satisfactory treatment of hard surfaced areas and an appropriate standard of engineering works in the interests of visual amenity and the amenity of future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. 4233 201 rev C and 4233 202 rev C shall be carried out during the first planting season following first use of the development. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

7. The development hereby approved shall not be brought into use until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements, in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

8. No clearance of any vegetation and/or demolition of buildings (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme 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 scheme.

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

9. No external lighting shall be installed on the site until a scheme for the installation of any exterior lighting on the buildings and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with best industrial practice contained in the

Institution of Lighting Professionals and Bat Conservation Trust publication - Guidance Note 08/18: Bats and artificial lighting in the UK, and shall include details of the lighting's:

- i) position and height on the building and/or site;
- ii) spillage, luminance and angle of installation, which shall be designed to avoid light spillage towards those areas/features on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; and
- iii) any hoods to be fixed to the lights.

All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

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

10. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (Flood Risk and Drainage Solutions Ltd, 2022-035-A, 12/12/2022).

The measures shall be fully implemented prior to the first use of the development and 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 in consultation with the Lead Local Flood Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with policies CL1 and CL2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

11. No development shall take place until a scheme for the management of surface water and pollution prevention during each phase of the construction period has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:

- a) Measures taken to ensure surface water flows are retained on-site during the construction period and, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate.
- b) Measures taken to prevent siltation and pollutants from the site entering into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

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

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

12. Prior to commencement of the development hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme(s) must include:

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- (a) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (b) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
  - (c) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - (d) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  - (e) Foul and surface water shall drain on separate systems.
- f) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
  - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep
- g) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
- i) Evidence of an assessment of the existing on-site watercourse / culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- J) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The approved scheme(s) shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

13. Prior to first use of the development hereby approved, a Surface Water Verification Report shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme discharged by condition 11 (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing.



Reason: To ensure that agreed surface water design is implemented so that the development is not at risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies CL1 and CL2 and the National Planning Policy Framework.

14. Prior to first use of the associated phase of development hereby approved, a lifetime management and maintenance plan for the approved foul and surface water drainage for that phase of development shall be submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include as a minimum:

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

The development shall subsequently be maintained and managed in accordance with the approved plan.

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

15. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

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

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

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with policy GD9 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

16.No development shall take place until a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837:2012) has been formed around the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained and/ or newly planted.

The construction exclusion zone shall be present on site for the period of construction works.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are shown to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1 and GD7.

17.On site works associated to demolition, site clearance and construction, including any heavy vehicular movements and deliveries to/from the site, shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

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

18.Prior to occupation of the development hereby approved (excluding any demolition, site clearance or groundworks), a scheme for the construction of off-site highway improvement works shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The off-site highway works shall be completed before the development is first occupied unless otherwise agreed in writing by the Local Planning Authority. The off site highway works to be covered by this condition includes:

(i) Improvement to the eastbound and westbound bus stops on Ribby Road (adjacent to the main vehicular entrance to Ribby Hall Holiday Village);

(ii) Footway improvements to those bus stops.

The approved off site highway works shall be constructed in accordance with the details approved and implemented prior to the first use of any part of the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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

19.The car parking, including disabled and electric vehicle charging bay(s), and manoeuvring areas shall be marked out and surfaced in accordance with the approved plan (Drawing no. 2022 3.2F) before any use of the development hereby approved becomes operational, and permanently maintained as such thereafter.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that adequate off road parking is provided to serve the development in the interests of highway safety, in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

20.The development hereby approved shall only be open to members of the public or guests at the Ribby Hall Holiday Village site between the hours of:

09:00 to 23:00.

Reason: To limit the potential for noise generation and nuisance arising in the locality and to safeguard the amenity of the occupiers of surrounding properties in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

21. The shop located to the ground floor of the entertainment building hereby approved shall not exceed 117 square metres in floor area, as per drawing no. 2022 3.20F.

The cafe seating area located to the ground floor of the entertainment building hereby approved shall not exceed 283 square metres in floor area, as per drawing no. 2022 3.20F.

The bar seating area located to the first floor of the entertainment building hereby approved shall not exceed 305 square metres in floor area, as per drawing no. 2022 3.21F.

Reason: The development is located outside a designated Centre. The aforementioned floor areas have been determined to be ancillary to the main leisure use of the entertainment centre, thereby their impact to existing Centres is negligible. Increase of these floor areas could alter the ancillary nature of these uses, and could thereby impinge upon the vitality and viability of existing Centres. It is therefore considered reasonable to restrict the floor space to that applied for so as to ensure that the character of the development does not alter, in accordance with Policy EC5 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and the National Planning Policy Framework.

22. Notwithstanding the provisions of Schedule 2, Part 3 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 premises shall be used as an entertainment centre for leisure, with ancillary café and bar land uses as identified on drawing no's. 2022 3.4F, 2022 3.5F and 2022 3.6F, and for no other purpose, including any other uses falling within class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order).

Reason: Whilst the approved land uses are acceptable, any alternative use permissible under Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 may impinge upon the vitality and viability of existing Centres. It is therefore considered reasonable to restrict the land use to that applied for so as to ensure that the character of the development does not alter, in accordance with Policy EC5 of the Fylde Local Plan to 2032 (Incorporating Partial Review) and the National Planning Policy Framework.

### **Informative(s)**

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises 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. Great Crested Newt Precautionary Informative

Whilst there is only a low risk of great crested newts being present, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill great crested newts. If a great crested newt is 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.

Item Number 3

<b>Application No:</b>	23/0256	<b>Application Type:</b>	Full Planning Permission
<b>Applicant:</b>	DIXON GRANGE LTD	<b>Agent:</b>	PWA PLANNING
<b>Location:</b>	MILL FARM SPORTS VILLAGE FLEETWOOD ROAD MEDLAR WITH WESHAM LANCASHIRE PR4 3JZ		
<b>Proposal:</b>	FORMATION OF A SURFACE WATER ATTENUATION POND & REMEDIATION OF EXISTING SURFACE WATER ATTENUATION POND.		
<b>Ward:</b>	Medlar with Wesham	<b>Parish:</b>	Medlar with Wesham

**Decision**

Defer Consideration to permit appropriate publicity and consideration of any comments received. Application to be presented to a future meeting of Committee.

Item Number 4

<b>Application No:</b>	23/0409	<b>Application Type:</b>	Full Planning Permission
<b>Applicant:</b>	MR SMITH	<b>Agent:</b>	MR JAMES MAINWARING
<b>Location:</b>	PLOT 12 THE CHALTONS 197 KIRKHAM ROAD (NORTH OF BYPASS) FRECKLETON LANCASHIRE PR4 1HU		
<b>Proposal:</b>	ERECTION OF DETACHED TWO STOREY DWELLING		
<b>Ward:</b>	Rural East Fylde	<b>Parish:</b>	Freckleton

**Decision**

Planning Permission be GRANTED subject to the satisfactory completion of a planning obligation that links the development on this plot on the wider site under this application to the outstanding obligations of the s106 agreement associated with planning permission 19/0552 relating to the payment of a proportionate element of the overall financial contribution due in lieu of the provisions of affordable housing on the wider site.

The planning permission be subject to the following conditions:

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

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

2. This permission relates to the following plans:

- Location Plan - Stanford Drawing dated 21/07/2014
- Proposed Site Plan - JMW drawing 127-02-01 Rev A
- Proposed Floor plans - JMW drawing 127-03-02 Rev B

- Proposed Elevations - JMW drawing 127-03-03 Rev A

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

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

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

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

4. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before the dwelling hereby approved is first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. This shall include details of the boundary to the south west of the site which shall be a native species hedgerow only.

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

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, the dwellings hereby approved shall not be occupied until details of the siting, height, design, materials and finish of all boundary treatments and any gates within the development have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments and any gates shall be constructed in full accordance with the duly approved details before the dwelling is first occupied, and shall be retained as such thereafter.

Reason: To achieve clear demarcation of public and private areas and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 (incorporating Partial Review) and the National Planning Policy Framework.

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

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Reason: The development has been permitted within the green belt on the basis that the proposed dwelling would have no greater impact on the function and purposes of designating land within the green belt in comparison to the approved dwelling on this plot. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of large extensions, alterations to roofspace and/or the erection of large outbuildings within garden of the replacement dwelling in order to ensure that such development would not undermine the function and purposes of the green belt in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD2 and the relevant section of the NPPF relating to the development that can be accepted in green belt areas.

7. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed, improved or altered within or to the boundaries of the curtilage of the dwelling (identified on the approved site plan listed in condition 2 of this permission).

Reason: To ensure that any boundary treatments provided to enclose the extended garden area are of an appropriate design that is sympathetic to the character and appearance of the site and its rural surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7, and the National Planning Policy Framework.

**Informative(s)**

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

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

<b>Application No:</b>	23/0457	<b>Application Type:</b>	Change of Use
<b>Applicant:</b>	NESTER ESTATES	<b>Agent:</b>	NESTER ESTATES
<b>Location:</b>	AD ASTRA GUESTHOUSE 39 DERBE ROAD LYTHAM ST ANNES FY8 1NJ		
<b>Proposal:</b>	CHANGE OF USE OF BUILDING FROM A GUEST HOUSE (USE CLASS C1) TO A HOUSE IN MULTIPLE OCCUPATION FOR UP TO SIX RESIDENTS (USE CLASS C4)		
<b>Ward:</b>	Carnegie	<b>Parish:</b>	St Anne's on the Sea

**Decision**

Granted

**Conditions**

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

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

2. This permission relates to the following plans:

- Location Plan - Supplied by 'UK Planning Maps', dated 26 April 2023
- Proposed Elevations & Floor Plans - Drawing no. 03-202 Sheet-02

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

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

3. The individual bedsits shall be arranged within the building as shown on the approved floor layout plan listed in condition 2 of this permission, and shall provide the bed sitting and en suite accommodation shown on that plan only, with the communal kitchen, dining and sitting areas all available at all times that the property is occupied in accordance with this use for their respective purposes.

Reason: To ensure that the bedsits provide an appropriate level of space for their occupiers, and to ensure that communal facilities are provided and retained to support that occupation in accordance with the requirements of Policy H2 of the Fylde Local Plan to 2032 and Policy HOU2 of the St Anne's Neighbourhood Plan.

4. Prior to the first occupation of any part of the House in Multiple Occupation (HMO) hereby approved a secure and covered cycle store for 6 bicycles shall be provided for use by occupiers of the HMO. Full details (including siting) of the cycle store are to be submitted to, and approved in writing by, the Local Planning Authority prior to its provision. The cycle store shall thereafter be retained in its approved form.

Reason: In the interests of promoting sustainable forms of transport, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

**Informative(s)**

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

The 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.

Item Number 6

<b>Application No:</b>	23/0508	<b>Application Type:</b>	Full Planning Permission
<b>Applicant:</b>	ROYAL LYTHAM & ST ANNES GOLF CLUB	<b>Agent:</b>	MR MIKE HUGHES
<b>Location:</b>	ROYAL LYTHAM AND ST ANNES GOLF CLUB LINKS GATE LYTHAM ST ANNES LANCASHIRE FY8 3LQ		
<b>Proposal:</b>	GOLF COURSE REMODELLING WORKS: A) RELOCATION OF THE GREEN TO 7TH HOLE FURTHER SOUTH TO PROVIDE SPECTATOR ACCESS ON BOTH SIDES AND ASSOCIATED RE-ROUTING OF PART OF THE FAIRWAY AND ALTERATIONS TO BUNKERS; AND B) REMOVAL OF THE DUNE TO THE SOUTH OF THE 10TH FAIRWAY AND GROUND RESHAPING, LEVELLING OF A LOW AREA OF 10TH FAIRWAY AND FORMATION OF LOW DUNES AND NEW BUNKER, TOGETHER WITH ASSOCIATED LANDSCAPING AND DRAINAGE WORKS.		
<b>Ward:</b>	Heyhouses New	<b>Parish:</b>	St Anne's on the Sea

**Decision**

Granted

**Conditions**

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

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

2. This permission relates to the following plans:

Drawings:

- MacKenzie and Ebert: Site location plan
- MacKenzie and Ebert: Detailed Site Location Plan
- MacKenzie and Ebert: Existing and Proposed Sections Hole 7
- MacKenzie and Ebert: Existing and Proposed Sections Hole 10
- MacKenzie and Ebert: Existing and Proposed Detailed Layout Hole 7
- MacKenzie and Ebert: Existing and Proposed Detailed Layout Hole 10
- MacKenzie and Ebert: Existing and Proposed Layout Holes 7 and 10
- MacKenzie and Ebert: Proposed Layout Vegetation Holes 7 and 10
- R & A: Proposed Bunker Drainage Hole 7 - reference RA0010 001 - dated 08/07/2023
- R & A: Proposed Bunker Drainage Hole 10 - reference RA0010 002 - dated 08/07/2023
- R & A: Proposed drainage details – reference RA005 005 - dated 21/06/2023



Studies:

- Pennine Ecological: Reptile Survey Report July 2023
- Pennine Ecological: Preliminary Ecological Appraisal (Rev 1) September 2023
- Pennine Ecological: Biodiversity Enhancement Plan (Phase 1) September 2023
- Bob Tayloe Ecology: Ecological Management Plan 27 May 2021

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

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

3. No development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Pollution prevention measures to avoid contaminated water run-off entering nearby watercourses.

The duly approved CEMP shall be adhered to throughout the construction period in strict accordance with the details contained therein.

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

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

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

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- j) the siting, luminance and design of any external lighting to be used during the construction period;
- k) the erection and maintenance of security hoarding;
- l) details of measures to prevent the obstruction of the public right of way crossing the golf course and to ensure the safety of users of the footpath during construction works.

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

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

5. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme 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 scheme.

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.

6. No development shall take place until a Habitat and Landscape Management Plan (HLMP) has been submitted to and approved in writing by the Local Planning Authority. The HLMP shall include details of the following:
- a) protection measures for all retained vegetation during the course of construction;
  - b) long term design objectives;
  - c) management responsibilities;
  - d) maintenance schedules; and
  - e) a timetable for implementation.

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

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

7. Prior to the commencement of development, a grassland translocation method statement containing details of the working methods to be followed in order to ensure that the species-rich turf is stored, translocated, and re-laid appropriately shall be submitted to and approved in writing by, the local planning authority. The development shall be carried out in full accordance with the approved method statement.

Reason: In order to preserve and safeguard the flora associated with this sensitive grassland habitat and prevent the degradation of the Biological Heritage Site in accordance with Policy ENV2 of the Fylde Local Plan to 2032 (incorporating partial review) and Policy EN1 of the St Annes on the Sea Neighbourhood Development Plan

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on MacKenzie and Ebert drawing titled "Proposed

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Vegetation Holes 7 and 10" shall be carried out during the first planting season that occurs before the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority. Any planting that is removed, dies, is severely damaged or becoming seriously diseased within five years of planting shall be replaced by planting of a similar size and species to those originally required to be planted.

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

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, surface water from the development hereby approved shall be disposed of in accordance with the drainage details shown on drawings R & A: Proposed Bunker Drainage Hole 7 - reference RA0010 001 - dated 08/07/2023, R & A: Proposed Bunker Drainage Hole 10 - reference RA0010 002 - dated 08/07/2023 and R & A: Proposed drainage details – reference RA005 005 - dated 21/06/202. All drainage infrastructure shown on the aforementioned plans shall be fully installed and made available for use before the revised golf course hereby approved is first brought into use and shall be maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

10. No development shall take place until a Construction Exclusion Zone (CEZ), in the form of appropriate protective fencing, has been formed around the Root Protection Areas of those trees within the vicinity of the works that are located along the southern boundary of the golf course. The CEZ shall be provided, installed and maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected area of the site.

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 in order to safeguard existing natural assets at the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

## Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 39 of the National Planning Policy Framework.
2. Protected Species Precautionary Informative

Whilst the development has been assessed as low risk for protected species (including bats, great crested newts and nesting birds), the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work must cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.

3. Network Rail Risk Assessment Informative

Network Rail advises that the developer submits a risk assessment and method statement (RAMS) to Network Rail Asset Protection once construction works commence. The RAMS should consider all works to be undertaken within 10 metres of the operational railway. Network Rail will review the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at [AssetProtectionLNWNorth@networkrail.co.uk](mailto:AssetProtectionLNWNorth@networkrail.co.uk) to discuss the proposal and RAMS requirements in more detail.