

MINUTES

Planning Committee

Date:	Wednesday, 12 June 2024
Venue:	Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Gail Goodman, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle.
Officers Present:	Mark Evans, Andrew Stell, Ian Curtis, Rob Buffham and Katharine McDonnell

A recording of the meeting can be viewed online at the following link: Planning Committee, [12 June 2024](#)

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 15 May 2024 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

4. Planning Matters

The Committee considered the schedule of planning applications. Following detailed consideration of each application, it was RESOLVED to decide the applications as set out in the following table, with the detailed reasons and conditions set out in the schedule that follows.

Appn. No.	Location	Summary of Decision
23/0128	Land adjacent Brunel Way, Whitehill, Blackpool, FY4 5DS	Grant
23/0209	Kirkham Prison, Freckleton Road, Kirkham	Delegate to officers to approve

In regard to application 23/0209, Kirkham Prison, the committee agreed to add a condition to time limit the permission for the buildings to no more than 10 years, unless a further permission was granted. The reason for the additional condition related to the design aesthetics of the building which the committee felt could only be accepted for a temporary period.

(In voting on application 23/0209 Councillor Collins requested that his vote to be recorded. He abstained).

Information Items

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

5. List of Appeals Decided

There had been 4 decisions on appeals received between 3 May 2024 and 31 May 2024, with all appeals being dismissed.

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Application No:	23/0128	Application Type:	Full Planning Permission
Applicant:	A C ELECTRICAL LTD	Agent:	MR DAVID HADWIN
Location:	LAND ADJACENT BRUNEL WAY, BLACKPOOL, FY4 5DS		
Proposal:	ERECTION OF 3 COMMERCIAL BUILDINGS CONSISTING OF 8 NO. UNITS UNDER USE CLASS E(G)(III) AND USE CLASS B8, INCLUDING NEW VEHICULAR ACCESS ARRANGEMENT FROM BRUNEL WAY, ASSOCIATED CAR PARKING AND LANDSCAPING ARRANGEMENTS.		
Ward:	Wrea Green with Westby	Parish:	Westby with Plumpton

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan - drawing no. A022/230/S/01 revision D
- Proposed Site Key - drawing no. A022/230/P/01 revision F
- Proposed Site GA (Sheet 1 of 4) - drawing no. A022/230/P/02 revision H
- Proposed Site GA (Sheet 2 of 2) - drawing no. A022/230/P/03 revision K
- Proposed Site GA (Sheet 4 of 4) - drawing no. A022/230/P/05 revision D

- Proposed Building 1 Floor Plan & Elevations - drawing no. A022/230/P/07 revision D
- Proposed Building 2 Floor Plan - drawing no. A022/230/P/08 revision C
- Proposed Building 2 Elevations - drawing no. A022/230/P/09 revision C
- Proposed Building 3 Floor Plan & Elevations - drawing no. A022/230/P/10 revision B

- Proposed Bedding A-E Schedules - drawing no. A022/230/P/25 revision C
- Proposed Soft Landscaping (Sheet 1 of 4) - drawing no. A022/230/P/21 revision K
- Proposed Soft Landscaping (Sheet 2 of 4) - drawing no. A022/230/P/22 revision K
- Proposed Soft Landscaping (Sheet 4 of 4) - drawing no. A022/230/P/24 revision F

- Proposed Hard Landscaping (Sheet 1 of 4) - drawing no. A022/230/P/16 revision G
- Proposed Hard Landscaping (Sheet 2 of 4) - drawing no. A022/230/P/17 revision L
- Proposed Hard Landscaping (Sheet 4 of 4) - drawing no. A022/230/P/19 revision D

- Proposed Bike Store, Bin Store & Car Park Specification - drawing no. A022/230/P/20 revision B
- External Lighting Layout drawing no. 0002268111-EXT-RA-221222
- Column (96632557 COL 6M STEEL STEP ROOT 76MM TOP)
- lamp (Isaro 96634804 IS 24L85-730 NR CL1 US7 T76F GY)

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 the National Planning Policy Framework.

3. 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 development hereby approved shall be used for the following use classes only:
- Class E(g)(iii).
 - Class B8.

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: To ensure that the use of the premises remains compatible with the character of surrounding uses, to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policies EC1 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

4. Notwithstanding the provisions of Schedule 2, Part 7 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 footprint of the development hereby approved shall not be extended, or internally altered through provision of mezzanine floor space.

Reason: To ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, any retail sales from the development hereby approved shall be limited to a level and type that is ancillary to the main use of the premises and under no circumstances shall it exceed 15% of the floor area of each unit.

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Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location, in accordance with Policy EC1 and EC5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

6. All Units within the development hereby approved shall only be open for trade or business use between the hours of:

- 07:00 to 20:00 Monday to Friday.
- 08:00 to 18:00 Saturdays.
- With no opening on Sundays or bank Holidays.

No machinery shall be operated, no processes associated with the permitted use shall be carried out and no deliveries shall be taken or vehicles despatched from the site outside the specified opening / operating hours.

Reason: To limit the potential for noise generation and nuisance arising in order 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.

7. There shall be no external storage of any description on the site.

Reason: In the interests of the visual amenity of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

8. No development shall take place unless and until an up-to-date, complete and effective (non-provisional) Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure appropriate measures for the provision of adequate habitat compensation and mitigation for great crested newts as part of the development in order that it does not adversely affect the favourable conservation status of protected species in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

9. No development shall take place unless and until details of the finished floor level of the buildings and ground levels for the external areas of the site, above ordnance datum and in relation to existing ground levels, 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.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

10. No construction, site clearance or demolition shall commence until a scheme to protect the United Utilities assets that are present within the site boundary from damage resultant from construction of, or operation of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the wastewater infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development.

Construction of the development shall progress in complete accordance with the approved mitigation measures.

Reason: In the interest of public health and safety and to ensure protection of essential services, in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and INF1 and the National Planning Policy Framework.

11. Prior to the first trading use of any of the units hereby approved, the following elements of the development, as detailed on drawings referred to in Condition 2, must be implemented and made available for use:

- a) The new footway to the western edge of the application site with Jenny Lane.
- b) Vehicular access arrangement from Brunel Way.
- c) All vehicular manoeuvring areas.
- d) Internal footways.
- e) Car parking (including 7 disabled bays and 1 electric vehicle charging bay per Unit).
- f) Covered cycle store.
- g) Bin stores.

All the approved elements shall be retained as such thereafter for their intended purpose.

Reason: For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved plans in the interests of highway safety, residential and visual amenity, in accordance with the policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

12. The 1.8m acoustic fence as detailed on drawing numbers A022/230/P/17 revision L and A022/230/P/19 revision D shall be implemented in complete accordance with those details prior to the first use of the development hereby approved. The duly implemented acoustic fence shall be maintained as per the approved details and retained as such thereafter.

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

13. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and NPPF.

14. The development hereby approved shall be constructed in complete accordance with the submitted Construction Management Plan (revision D, May 2024).

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Construction of the development, including site clearance and preparation, and any constructoin related deliveries to/ from the site, shall only take place between the hours of 08:00 and 18:00 Monday-Friday and between the hours of 09:00 and 13:00 on Saturdays, with no works on Sundays or Bank Holidays.

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 policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

15. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the building hereby approved shall be constructed of the following materials:

- Roof cladding - kingspan ks1000rw insulated panels - colour goosewing grey.
- External walls – Oatmeal brickwork, kingspan ks100rw vertically laid insulated panels (Goosewing grey), horizontally laid kingspan quadcore awp wall panels (silver).
- Glazing - aluminium frames (anthracite grey).
- Doors – anthracite grey aluminium.
- Fascia & eaves boards - single skin plastisol sheet (anthracite grey).
- Rainwater goods - plastisol box section (anthracite grey).

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.

16. Boundary treatment for the development shall be constructed in complete accordance with the approved plans and the requirements of condition 2 of this permission. There shall be no erection of any security fencing or other boundary treatments on the site until details (siting, height, design, materials and finish) have been submitted to and approved in writing by the Local Planning Authority. The security fencing and boundary treatments shall be constructed in full accordance with the duly approved details and shall be retained as such thereafter.

Reason: 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.

17. There shall be no erection of any external plant or equipment at any of the Units hereby approved until details of their siting, design and specification have been submitted to and approved in writing by the Local Planning Authority.

The external plant or equipment shall be constructed in full accordance with the duly approved details and shall be retained as such thereafter.

Reason: To ensure effective controls so as to minimise noise disturbance from the site and safeguard the amenity of neighbouring dwellings, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

18. The development permitted by this planning permission shall be carried out in complete accordance with the principles set out within the site-specific flood risk assessment (Keystone Design Associates Ltd, revision A, January 2024).

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing and 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 (incorporating Partial Review) and the National Planning Policy Framework.

19. 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:

Elements requested by Lead Local Flood Authority:

- a) 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.

- b) 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.

- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

Elements requested by United Utilities:

- (i) 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.
- (ii) 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);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD.
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

Prior to first use of the development, the foul and surface water 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 (incorporating Partial Review) and the National Planning Policy Framework.

20.No development shall take place until a scheme for the management of surface water and pollution prevention during construction 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.

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.

21.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, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

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.

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

Elements requested by Lead Local Flood Authority:

- 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.

Elements requested by United Utilities:

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

The development shall subsequently be maintained and managed in accordance with the approved lifetime management and maintenance 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.

23. 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.

- Proposed Bedding A-E Schedules - drawing no. A022/230/P/25 revision C
- Proposed Soft Landscaping (Sheet 1 of 4) - drawing no. A022/230/P/21 revision K
- Proposed Soft Landscaping (Sheet 2 of 4) - drawing no. A022/230/P/22 revision K
- Proposed Soft Landscaping (Sheet 4 of 4) - drawing no. A022/230/P/24 revision F

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. 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.

24. Prior to any occupation of the development hereby approved, a management and maintenance scheme for the soft landscaped areas of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include measures to ensure management and maintenance of the hedgerow to the southern boundary of the application site shared with the pumping station and Old House Lane in a natural state, whilst ensuring there are no conflicts with highway safety or overhead electricity cables. The soft landscaped areas shall thereafter be managed and maintained in accordance with the approved details.

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.

25.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 policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), the provisions of the Wildlife and Countryside Act 1981 (as amended), and the National Planning Policy Framework.

26.The construction of the development shall be carried out in full accordance with the reasonable avoidance measures for avoidance and/or minimising any impacts on mammals, reptiles and amphibians as identified by paragraph 4.0 of the Preliminary Ecological Appraisal (arbtech, issue 2, 07/04/2023) and paragraph 16 of the Construction Management Plan (Rev B, April 2024).

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

27.None of the employment units hereby approved shall be occupied 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 as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

28.External lighting of the development hereby approved shall be constructed in complete accordance with the following details:

- External Lighting Layout drawing no. 0002268111-EXT-RA-221222.
- Column (96632557 COL 6M STEEL STEP ROOT 76MM TOP).
- lamp (Isaro 96634804 IS 24L85-730 NR CL1 US7 T76F GY).

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 policies GD7 and ENV2, and the National Planning Policy Framework.

29.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.

30.If, during development, contamination 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 the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD9 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. Protected Species 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 should 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. Blackpool Airport Crane Height Informative:

At least 21 days before commencement of the development, the developer must email safeguarding@blackpoolairport.com if any equipment to be used during construction will exceed the maximum height of the finished development (e.g. tower cranes, piling rigs). Notification of the equipment shall be made

on the standard Crane Permit request form available on the Blackpool Airport website and include:

- its position (OSGB grid coordinates to 6 figures each of Eastings and Northings);
- height above ordnance datum;
- anticipated dates on site;
- emergency contact numbers for the crane operator and site manager.

The equipment must be operated in accordance with BS 7121 and further advice can be found in Airport Operators Association Advice Note 4 'Cranes'. This is to ensure that air safety is not compromised by this activity.

Item Number 2

Application No:	23/0209	Application Type:	Full Planning Permission
Applicant:	MINISTRY OF JUSTICE	Agent:	MISS CLAIRE PEGG
Location:	KIRKHAM PRISON, FRECKLETON ROAD, KIRKHAM, PRESTON PR4 2RN		
Proposal:	RETENTION OF 4 EXISTING TEMPORARY ACCOMMODATION UNITS AS PERMANENT ACCOMODATION, CONSISTING OF 77 ROOMS WITH ENSUITE FACILITIES, AND ANCILLARY BREAK/ KITCHEN/ TELECOMS ROOMS.		
Ward:	Kirkham	Parish:	Kirkham

Decision

That the decision to GRANT Planning Permission is delegated to the Head of Planning to be made following the receipt and consideration of further comments from United Utilities on the drainage arrangements for the development, and that he is satisfied that these drainage arrangements are acceptable.

The decision is to be subject to the following conditions, or any revisions and additions that the Head of Planning considers are appropriate.

Suggested Conditions

1. Unless a further planning permission is granted, the buildings and all associated appurtenances hereby approved shall be removed from the site on or before the end of a period of 10 years beginning with the date that this planning permission, and the land shall be restored to its former appearance within 6 months of the buildings being removed.

Reason: The nature of the construction of the buildings and their design and external appearance is overly functional in nature and so should only be accepted for a temporary period. Should the accommodation be

required for a longer-term than this then it should be provided within buildings that are more aesthetically appropriate for their purpose and the surrounding context of the site, hence the current application should only be approved for a temporary period. This is to ensure compliance with the design requirements of Policy GD7 of Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

2. This permission relates to the following plans:

- Location Plan – 314363-8879-SSL-000-ZZ-DR-B-0004-D0100
- Block Plan – 314363-8879-SSL-000-ZZ-DR-B-0005-D0100
- Elevations - 314363-8879-SSL-000-ZZ-DR-B-0002-D0100
- Floor Plans - 314363-8879-SSL-000-ZZ-DR-B-0001-D0100
- Roof Plan - 314363-8879-SSL-000-ZZ-DR-B-0003-D0100
- Sections - 314363-8879-SSL-000-ZZ-DR-B-0006-D0100
- Drainage Layout - 314363_10017-SUT-000-XX-D-C-6200 Rev P07

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 accommodation hereby approved shall be used to provide prisoner accommodation and associated uses that are incidental to that primary purpose only, and for no other purpose.

Reason: To ensure that the use of the buildings remain associated with the submitted use to ensure compliance with the requirements of Policy GD2 and Policy GD5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework given the restrictions on the forms of development that are appropriate in the green belt and the large development sites in rural areas of Fylde.

4. Unless an alternative scheme is subsequently submitted to and approved in writing by the local planning authority, the surface water drainage system indicated on drawing 314363_10017-SUT-000-XX-D-C-6200 Rev P07 shall be managed and maintained in full accordance with the details provided within the Drainage Management and Maintenance Strategy by Sutcliffe with reference 14363_10017-SUT-000-XX-T-C-0002 dated 16 May 2024.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of the surface water drainage system and associated sustainable drainage features throughout the lifetime of the development in order to minimise the risk of flooding from the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, 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:

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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. Water Main and Easement Informative

The applicant is referred to the comments of United Utilities of 24 July 2023 which highlight that a water supply main, or its easement, cross the Prison site and so could be impacted by this development. This correspondence explains that UU need unrestricted access for operating and maintaining the water main and will not permit development over or in close proximity to it. They also refer to guidance in UU's 'Standard Conditions for Works Adjacent to Pipelines' which they expect to be complied with. Contact should be made with UU direct to ensure that this water main is not compromised.