



MINUTES

Planning Committee

Date:	Wednesday, 6 September 2023
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, Martin Evans, Kelly Farrington, Noreen Griffiths, Jayne Nixon, Sandra Pitman, Vince Settle.
Officers Present:	Andrew Stell, Matthew Taylor, Rob Buffham, Kenneth Jim, Ian Curtis and Katharine McDonnell
Other Attendees:	Seven members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, 6 September 2023](#)

Public Speaking at Planning Committee

Four requests to speak relating to applications had been received.

In regards to application 21/112 Kirkwood, Church Road, Treales, Councillor Gordon Smith, Treales, Roseacre and Wharles Parish Council spoke against the application. Mr Chris Homer, Black Barn Architecture spoke in support of the application on behalf of the applicant.

In regards to application 23/0226 35 Church Road, Lytham, Mr Jeffrey Fielden spoke against the application. Mr Andrew Barker, 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.

Councillor Martin Evans declared a personal interest in application 22/0932. The nature of the interest being that the applicant was one of Councillor Evan's customers. His relationship with the applicant did not extend to beyond that. Councillor Evans remained in the room and took part in the consideration of the application.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 2 August 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.

In relation to application 21/1127, Kirkwood, Church Road, Treales, Councillor Peter Collins proposed a deferment to enable a site visit for the committee. Councillor Noreen Griffiths seconded the proposal. Following a debate, a vote was taken and the motion was lost.

The 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.

5. Morgan and Morecambe Offshore Wind Farms: Transmission Assets

Mark Evans, Head of Planning, advised members of a proposed offshore windfarm and the associated onshore connection infrastructure. Due to the scale of the project, it would be considered under the Nationally Significant Infrastructure Projects (NSIP) provisions.

The developer was proposing, at the end of 2023, to commence their statutory pre-application consultation process ahead of submitting their application for a Development Consent Order to the Planning Inspectorate in line with the NSIP provisions.

Fylde Council would be one of the statutory consultees to the process. As such, the Head of Planning was seeking in the region of four members of the Planning Committee with whom he could confer prior to making representations, under his delegated powers, regarding any pre-application and application submitted by the developer under the NSIP procedure.

It was RESOLVED that;

1. To note the details of the proposed offshore windfarms and associated onshore connection infrastructure;
2. To appoint Councillors Peter Collins, Noreen Griffiths, Gavin Harrison, Kelly Farrington and Vince Settle with whom the Head of Planning can consult prior to exercising delegated powers to make representations regarding any future pre-application and application submitted under the Nationally Significant Infrastructure Projects procedure; and
3. That the development team for the Morgan and Morecambe Offshore Wind Farms Transmission Assets scheme be invited to hold a briefing session for Fylde Council's elected members.

Information Items

The following information items were received and noted by the Committee.

6. Tree Prosecution at Beech Road, Elswick

It was reported that the Council had been successful in securing a conviction against Barton Civil Engineering Ltd for the offence of wilfully damaging a protected tree. The Judge handed down a fine of £11,000 and costs of £7,000.

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Application No:	21/1127	Application Type:	Householder Planning Application
Applicant:	Mr Jim Sheridan	Agent:	Chris Homer
Location:	KIRKWOOD, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SH		
Proposal:	SINGLE STOREY SIDE AND REAR EXTENSIONS, AND FREESTANDING TIMBER GAZEBO IN REAR GARDEN (PART RETROSPECTIVE)		
Ward:	Rural East Fylde	Parish:	Treales, Roseacre and Wharles

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Black Barn Job BBA_225 Drawing LP01
- Site Plan - Black Barn Job BBA_225 Drawing P01 Rev A
- Extension Plans & Elevations - Black Barn Job BBA_225 Drawing P10
- Outdoor Kitchen Plans & Elevations - Black Barn Job BBA_225 Drawing P11

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.

2. 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 in section 10 of the submitted application form.

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.

3. During the construction of the development hereby approved:

- Contractor/delivery vehicles shall only access the private one-way road that serves the church and its associated car park via the southern entrance from Church Road.
- Contractor/delivery vehicles shall not use the private one-way access road between 0800 and 0930 hours and 1500 to 1700 hours on Mondays to Fridays, and not at all on Sundays.
- Contractor/delivery vehicles shall not park on the private one-way access road at any time and shall park only within the curtilage of Kirkwood or in the two parking spaces of the church car park nearest the one-way access road's northern exit onto Church Road.
- All materials associated with the approved development shall be stored within the curtilage of Kirkwood.

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Reason: In the interests of ensuring the safety of other users of the church private one-way access road and car park area, in accordance with the requirements of criterion r) of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) policy 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.

Application No:	22/0932	Application Type:	Variation of Condition
Applicant:	MR JON RAWCLIFFE	Agent:	MR ROB BARRS
Location:	PIPERS HEIGHT CARAVAN PARK, PEEL ROAD, WESTBY WITH PLUMPTONS, LANCASHIRE FY4 5JT		
Proposal:	REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 94/0488 TO PERMIT CARAVAN SITE WARDENS FLAT TO BE OCCUPIED AS A FLAT WITHOUT ANY OCCUPANCY RESTRICTION.		
Ward:	Warton and Westby	Parish:	Westby with Plumpton

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Site Plan Received 7/2/2023
- Proposed Plans and Elevations Received 7/2/2023

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.

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.

Application No:	22/0938	Application Type:	Variation of Condition
Applicant:	ROWLAND HOMES LIMITED	Agent:	MR ALEXIS DE POL
Location:	LAND EAST OF QUEENSWAY (RICHMOND POINT), LYTHAM ST ANNES, FY8 3FY		
Proposal:	APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 30 (ECOLOGICAL MITIGATION DOCUMENTS), 32 (BOUNDARY TREATMENTS) AND 33 (SOFT LANDSCAPING) OF RESERVED MATTERS APPROVAL 21/1143 TO ALLOW: 1) ALTERATIONS TO THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF THE DEVELOPMENT APPROVED ON PARCEL 3 OF THE SITE INCLUDING A REDUCTION IN THE NUMBER OF DWELLINGS FROM 105 TO 63, THE SUBSTITUTION OF ALL APPROVED HOUSE TYPES WITH NEW HOUSE TYPES AND ASSOCIATED MODIFICATIONS TO INTERNAL ROADS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON THIS PART OF THE SITE; 2) THE INTRODUCTION OF A PUMPING STATION TO THE EAST OF THE LAND RESERVED FOR A SCHOOL; 3) THE ADDITION OF THE HABITAT REGULATIONS ASSESSMENT AND CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN SUBMITTED WITH THIS APPLICATION TO THE LIST OF APPROVED ECOLOGICAL MITIGATION DOCUMENTS IN CONDITION 30; AND 4) THE INCLUSION OF THE BOUNDARY TREATMENT AND SOFT LANDSCAPING DETAILS FOR PARCEL 3 WITHIN CONDITIONS 32 AND 33 RESPECTIVELY		
Ward:	Kilnhouse	Parish:	St Anne's on the Sea

Decision

That authority is delegated to the Head of Planning to GRANT planning permission subject to stipulations 1, 2 and 3 below being satisfied and the suggested conditions in stipulation 4 (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable), or otherwise to refuse permission:

Stipulation 1:

The Council’s approval of an application made under Section 106A of the Town and Country Planning Act 1990 (as amended) which provides for modifications to the number of “Residential Units” referenced in Paragraph 18.12 of Schedule 2 contained in the Unilateral Undertaking dated 09.01.12 (as amended) that reduces the number of “Residential Units” to alternative, proportionate figures in order that the triggers within the obligation continue to be met despite the reduction in dwelling numbers arising from the development to be granted by this application.

Stipulation 2:

The local planning authority adopting the following documents as part of its decision in order to discharge the obligations contained in regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019):

- i) The “Shadow HRA Assessment” prepared by ‘The Environment Partnership’ (TEP) and dated November 2022, which forms Appendix A of the Ecological Technical Note by TEP dated 09.11.22 (reference 8862.02.007, version 1); and
- ii) The “Construction Environmental Management Plan” prepared by TEP and dated November 2022 (document reference 8862.014).

Stipulation 3:

The applicant's submission of amended plans to address the outstanding issues with the design of the internal highway layout for parcel 3 identified in the Local Highway Authority's response dated 24.08.23 to the satisfaction of the Head of Planning, including any amendments required to the wording of the suggested conditions in Stipulation 4 or the imposition of additional conditions that the Head of Planning considers necessary to resolve these matters.

Stipulation 4:

The following conditions (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable):

1. This approval relates to the following plans:

- Parcel Plan – drawing number R108-1-PP Rev J
- Masterplan – drawing number R108/1 Rev H
- Storey Heights Plan – drawing number R108-1-SHP Rev E
- Landscape Masterplan 4113.01 (July 2017)
- Site Area B – drawing number 1844.L.02 Rev F
- Planning Layout Parcel 3 – drawing number R108/1-3 Rev E
- Landscape Proposals (Parcel 3) – drawing number 4178/PH3/01 Rev C
- Fencing Layout Parcel 3 – drawing number R108/2-3 Rev C
- Planning Layout Parcel 4 – drawing number R108/1-4 Rev G
- Landscape Proposals (Parcel 4) – drawing number 4178/PH4/01 Rev F
- Fencing Layout Parcel 4 – drawing number R108/2-4 Rev D
- Fencing Layout Parcel 4 Rear of The Croft – drawing number R108/2-4-1
- Site Area E – drawing number 1844.L.05 Rev C
- Site Area G – drawing number 1844.L.06 Rev D
- Site Area H – drawing number 1844.L.07 Rev C
- Site Area J – drawing number 1844.L.08 Rev H
- Site Area K – drawing number 184.L.09 Rev D
- Landscape Proposals for Proposed SW Pump Station – drawing number 4178/PUMP/01 Rev A
- SW Pumping Station – drawing number R108/8
- SW Pump Station Layout – drawing number 30511/461

- Adlington House type – drawing number HT187/P/1
- Arley House type – drawing number HT186/P/1

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- Aroncroft House type – drawing number HT169/P/210
- Ashgate II House type – drawing number HT138/P/20
- Atlanta House type – drawing number 1844.H.18
- Austin House type – drawing number 1844.H.04
- Baltimore House type – drawing number 1844.H.17
- Belgrave House type – drawing number HT146/P/116 Rev B
- Belgrave House type – drawing number HT146/P/129
- Bonham House type – drawing number HT153/P/118
- Bonnington House type (floor plans) – drawing number HT147/P/110-11
- Bonnington House type (floor plans) – drawing number HT147/P/110-12
- Bonnington House type (elevations) – drawing number HT147/P/112-12
- Bowes House type – drawing number HT104/P/11 Rev D
- Bowes House type – drawing number HT104/P/15
- Brampton House type – drawing number 1844.H.02
- Brampton A House type – drawing number 1844.H.08
- Brantwood II House type – drawing number HT167/P/4 Rev A
- Brantwood II House type with bay – drawing number HT167/P/10
- Bressingham Semi House type – drawing number HT182/P/2
- Bressingham Semi House type – drawing number HT182/P/4
- Bridewell/Bressingham Semi House type (floor plans) – drawing number HT181-182/P/1 Rev B
- Bridewell/Bressingham Semi House type (elevations) – drawing number HT181-182/P/2 Rev C
- Bridewell House type – drawing number HT181/P/1 Rev A
- Bridewell House type – drawing number HT181/P/2
- Bridgeport House type – drawing number 1844.H.05
- Buckingham House type – drawing number 1844.H.38
- Burlington House type – drawing number HT105/P/117 Rev B
- Burlington Walk in Bay (om) House type – drawing number HT105/P/128
- Camden & Greenwich House type – drawing number 1844.H.01
- Charleston House type – drawing number 1844.H.09
- Charleston II House type – drawing number HT166/P/119
- Charleston II House type – drawing number HT166/P/122

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- Charleston B House type – drawing number 1844.H.10
- Charleston C House type – drawing number 1844.H.11
- Charleston D House type – drawing number 1844.H.12
- Charleston E House type – drawing number 1844.H.13
- Charleston F House type – drawing number 1844.H.14
- Delaware House type – drawing number 1844.H.44
- Denver House type – drawing number 1844.H.19 Rev A
- Denver A House type – drawing number 1844.H.20 Rev A
- Denver B House type Floor Plan – drawing number 1844.H.35 Rev B
- Denver C House type Floor Plan – drawing number 1844.H.43 Rev C
- Floridian House type Floor Plan – drawing number 1844.H.45
- Floridian House type Elevation – drawing number 1844.H.46
- Gladstone House type (OPP) – drawing number HT165(H)/P/6
- Gladstone House type (OPP) end – drawing number HT165(H)/P/11
- Gladstone House type (OPP) mid – drawing number HT165(H)/P/12
- Grosvenor House type – drawing number 1844.H.21
- Grosvenor B House type – drawing number 1844.H.22
- Hatton House type – drawing number HT139/P/129
- Haworth House type (floor plans) – drawing number H193/P/03
- Haworth House type (elevations) – drawing number H193/P/02
- Houston House type – drawing number 1844.H.23
- Houston B House type – drawing number 1844.H.24
- Kingswood House type (floor plans) – drawing number HT174/P/1
- Kingswood House type (elevations) – drawing number HT174/P/2
- Kingswood House type (floor plans) – drawing number HT174/P/11
- Kingswood House type (elevations) – drawing number HT174/P/12
- Louisiana House type – drawing number 1844.H.29
- Lowry House type (end) – drawing number HT164/P/5
- Lowry House type (mid) – drawing number HT164/P/6
- Lowry House type (end) – drawing number HT164/P/12
- Lowry House type (mid) – drawing number HT164/P/13

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- Lowry House type (3 block floor plans) – drawing number SD.233 Rev B
- Lowry House type (3 block elevations) – drawing number SD.234
- Lincoln House type – drawing number 1844.H.25
- Lincoln B House type – drawing number 1844.H.26
- Lincoln C House type – drawing number 1844.H.27
- Lincoln D House type – drawing number 1844.H.28
- Mayfair House type – drawing number 1844.H.30
- Mayfair B House type – drawing number 1844.H.31
- Mayfair C House type – drawing number 1844.H.32
- Montana House type – drawing number 1844.H.47
- Nebraska House type – drawing number 1844.H.48 Rev A
- Newark House type – drawing number 1844.H.33
- Ohio House type – drawing number 1844.H.15
- Portland House type – drawing number 1844.H.34
- Regency House type – drawing number HT142/P/01 Rev B
- Regency House type – drawing number HT142/P/03
- Renishaw House type – drawing number HT149/P/300 Rev C
- Reynold House type (floor plans) – drawing number HT130/P/110 Rev D
- Reynold House type (elevations) – drawing number HT130/P/114 Rev B
- Reynold House type (floor plans) – drawing number HT130/P/122
- Rockford House type – drawing number 1844.H.16
- Springfield House type – drawing number 1844.H.40
- Tabley House type – drawing number HT185/P/1
- Tennessee A House type – drawing number 1844.H.36
- Tennessee B House type – drawing number 1844.H.37
- Townley House type – drawing number HT168/P/103
- Trenton House type – drawing number 1844.H.39
- Victoria II House type – drawing number HT183/P/4
- Wallingford House type – drawing number HT140/P/102
- Yale House type – drawing number 1844.H.03
- 1535 House type – drawing number HT197/P/1

- Rennes Apartment Block Ground Floor Plan – drawing number R108/HT14/P/1
- Rennes Apartment Block First Floor Plan – drawing number R108/HT14/P/2
- Rennes Apartment Block Second Floor Plan – drawing number R108/HT14/P/3
- Rennes Apartment Block Front & Side Elevation – drawing number R108/HT14/P/4
- Rennes Apartment Block Rear & Side Elevation – drawing number R108/HT14/P/5
- Apartments IV, IX Plot E & H Elevation – drawing number 1844.A.06
- Apartments IV, IX Plot E & H Floor Plan – drawing number 1844.A.07 Rev A
- Apartments V, Vi, VII Plot G Elevations – drawing number 1844.A.08
- Apartments V, Vi, VII Plot G Floor Plan – drawing number 1844.A.09 Rev A
- Apartments VIII Plot G Elevations – drawing number 1844.A.10
- Apartments VIII Plot G Floor Plan – drawing number 1844.A.11 Rev A
- Apartment XIII Plot H Elevation – drawing number 1844.A.18
- Apartment XIII Plot H Floor Plan – drawing number 1844.A.19 Rev O
- Apartment XIV Plot K Elevation – drawing number 1844.A.20
- Apartment XIV Plot K Floor Plan – drawing number 1844.A.21 Rev O
- Garages – drawing number 1844.H.41 Rev A
- Double Detached Garage – drawing number P/DG/1 Rev B
- Single Detached Garage – drawing number P/SG/1 Rev B
- Single Detached Garage – drawing number P/SG/1 Rev C

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

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.

2. All elements of supporting on-site infrastructure (including all estate roads, shared drives and footways, vehicle/pedestrian/cycle linkages with other development parcels and/or land outside the site, areas of open space, play areas and landscaping) falling within each individual parcel of the development identified (through numbering and colour coding) on drawing no. R108-1-PP Rev J shall be completed and made available for use where practically possible before 90% of the dwellings within that parcel are occupied, and in any event before the last dwelling within each associated parcel is occupied.

All elements of supporting off-site infrastructure shown on drawing no. R108-1-PP Rev J shall be completed and made available for use in accordance with the triggers and timescales identified on the approved plan.

Reason: In order that the on and off-site infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each parcel of housing and/or the triggers established by the extant

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planning permissions in the interests of ensuring a comprehensive, master planned approach to the development of the strategic housing site in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1, GD7, T4, ENV1 and ENV4.

3. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall take place until details of finished floor levels and external ground levels for each plot within the relevant parcel have been submitted to and approved in writing by the Local Planning Authority. The development of that parcel shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and CL2 and the National Planning Policy Framework.

4. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3 and 5-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall take place until details of the external roofing and facing treatments for all dwellings within the relevant parcel have been submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development of that parcel, unless otherwise agreed in writing with the Local Planning Authority.

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external roofing and facing treatments for all dwellings within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be implemented in accordance with the details permitted by approval of details reserved by condition application reference 23/0012.

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.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) involving the construction of an apartment block shall take place until a scheme for the design of the external bin stores associated with each apartment block within that parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting and appearance of the external bin stores. The approved scheme shall be implemented and made available for use prior to first occupation of the relevant apartment block within that parcel and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles in the interests of the amenity of future occupiers and to achieve an appropriate appearance for these storage facilities in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall take place until details of the bridge structures and other ancillary buildings/structures within that parcel have been submitted to and approved in writing by the Local Planning Authority. The works within that parcel shall be carried out in accordance with the approved scheme, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance for bridge structures, and other ancillary buildings/ structures within each development parcel in the interests of visual amenity in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

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7. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until a scheme detailing the precise location, size and appearance of all boundary treatments for the relevant parcel, including the planting schedule for any hedge planting, has been submitted to and approved in writing by the Local Planning Authority. The development of the relevant parcel shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and retained thereafter.

Reason: In the interests of the security of future occupiers, 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 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3 and 5-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until a detailed soft and hard landscaping scheme for the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The submitted soft landscaping scheme shall include details of private and public landscape areas, including the planting of trees, shrubs and grassed areas. The details of hard landscaping shall include the surfacing of roads and driveways. The duly approved soft and hard landscaping shall be carried out in accordance with the timescale identified in condition 2 of this approval and the areas which are soft 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.

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaping scheme within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be implemented in accordance with the details permitted by approval of details reserved by condition application reference 23/0012 and the timescale identified in condition 2 of this approval.

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.

9. Prior to commencement of any works associated with the equipped play area located within parcel 5 (the area of which is identified on drawing no. R108-1-PP Rev J), details of the equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The equipped play area shall be implemented in accordance with the duly approved details and provided in accordance with the timescale identified in condition 2 of this approval. Following implementation, the equipped play area will be available for public use at all times.

Reason: To ensure appropriate provision and delivery of equipped play for the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV4, and the National Planning Policy Framework.

10. There shall be no vehicular access, whether for construction purposes or otherwise, from any aspect of the development to or from Wildings Lane.

Prior to commencement of the development hereby approved, Wildings Lane shall be closed to vehicular traffic in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. The closure shall be carried out in conjunction with the provision of any road infrastructure, whether temporary or permanent, resultant from any works within the site, unless the express consent to vary the scheme has first been obtained from the Local Planning Authority.

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Reason: To ensure a safe and suitable means of access to the development in the interests of highway safety and amenity in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

11. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) involving the provision of public art shall take place until a scheme for the provision of public art within that parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the location and detailed design of the public art feature(s). The duly approved scheme shall be implemented prior to the last dwelling within the relevant parcel being occupied and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure an appropriate appearance for public art within the development in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

12. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3 and 5-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:

1. A detailed plan for the proposed buildings within that parcel demonstrating that there would be no detrimental impact upon the operation of St Annes Radar; and
2. Details of a scheme to mitigate any detrimental impact upon the St Annes Radar, including any associated timescales for implementation of the mitigation works.

The approved scheme of mitigation shall be implemented in accordance with the approved details and within the approved timescales, unless otherwise agreed in writing by the Local Planning Authority.

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all buildings within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be constructed in accordance with the details of their locations and ridge heights permitted by approval of details reserved by condition application reference 23/0012.

Reason: To ensure that the development does not have a harmful impact on the operation of the St Annes radar station in the interests of aviation safety and in order that the development does not prejudice the operation of any existing aerodrome in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies DLF1 and T3, and the National Planning Policy Framework.

13. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until a scheme of street lighting design for the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and be retained thereafter.

Reason: In the interests of visual amenity and highway safety, and to ensure an appropriate appearance for street lighting within the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

14. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until details of the on-going maintenance of the communal areas of public open space/amenity landscaping, and equipped play area (where relevant) within each associated parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that appropriate measures are put in place for the ongoing management maintenance of areas of public open space, amenity landscaping and play areas in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV4.

15. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall take place until a scheme to protect retained trees and hedgerow within that parcel during the construction period has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period within that parcel.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

16. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all development within parcel 3 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be carried out in accordance with the tree protection measures contained within the document titled "Arboricultural Method Statement" by 'Richard Eaves' dated May 2023 (report reference RE4178, Issue 2).

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all development within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be carried out in accordance with the tree protection measures contained within the document titled "Arboricultural Impact Assessment" by 'The Environment Partnership' dated February 2022 (report reference 8862.01.001 – Version 1.0).

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

17. Other than those specimens identified within the Arboricultural Method Statement and Arboricultural Impact Assessment referred to in condition 16 of this approval and on drawing nos. 4178/PH3/AMS/01 Rev A (within parcel 3) and 4178/PARCEL4/TREE WORKS/01 Rev A (within parcel 4) (the areas of which are identified on drawing no. R108-1-PP Rev J) there shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site which are to be retained as part of the development and to ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

18. On site works, 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.

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19. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the scheme for the control of noise, vibration and dust during the construction period permitted by approval of details reserved by condition application reference 18/0243 shall be adhered to throughout the construction process.

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.

20. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained to allow for the parking of a private car thereafter.

Reason: To ensure provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

21. All attenuation basins and flow control devices/structures within each parcel (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be constructed and operational prior to any of the dwellings within each associated parcel being occupied.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2.

22. None of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until an estate street phasing and completion plan for each associated parcel has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each parcel of the development will be completed to. The development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: To ensure an appropriate phased completion of the estate streets concurrently with the delivery of housing within each parcel in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

23. No dwelling on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until the estate street(s) affording access to the dwelling(s) within the relevant parcel have been completed in accordance with the estate street phasing and completion plan required by condition 22 of this approval.

Reason: To ensure an appropriate phased completion of the estate streets concurrently with the delivery of housing within each parcel in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

24. No dwelling on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the relevant parcel 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: To ensure that satisfactory measures are put in place for the future management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and

circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

25. None of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption within the relevant parcel have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory standard of engineering works for estate roads in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

26. Prior to occupation of each dwelling, its associated private car parking and manoeuvring areas shall be constructed in accordance with the details shown on the approved plans and permanently maintained thereafter.

Reason: To ensure adequate provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

27. Prior to occupation of the associated dwelling(s), the communal car parking and manoeuvring areas serving those dwelling(s) shall be constructed in accordance with the details shown on the approved plans and permanently maintained thereafter for communal use only. No spaces shall be reserved for individual premises/dwellings.

Reason: To ensure adequate provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

28. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be occupied until a scheme detailing provision of cycling facilities within the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The cycling facilities shall be provided in accordance with the duly approved scheme before occupation of the associated dwelling(s) to be served by those cycling facilities and permanently maintained thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

29. Within development parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev J), the new estate roads for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development on parcels 3-8 inclusive takes place (excluding pre loading, piling and infrastructure works) and shall be further extended before any development commences fronting the new access road.

Reason: To ensure that a safe and suitable means of access is provided to the site and construction areas before the development becomes operative in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

30. Unless permission to vary this condition is formally approved in writing by the local planning authority, the development hereby approved shall be carried out in full accordance with the approved drawings and the following supporting documents:

- Habitats Regulation Assessment (July 2017).
- Habitat Regulations Assessment Update 2021 (January 2022) – document reference 8862.001.
- Shadow Habitat Regulations Assessment (November 2022) forming Appendix A of the Ecological Technical Note by TEP dated 09.11.22 (reference 8862.02.007, version 1)
- Annual Habitat Condition Report (TEP ref: 4996.030).
- Winter Bird Survey Report (2016/17) (TEP ref: 4789.032).
- Construction Ecological Management Plan (June 2015) (TEP ref: 4996.006).
- Construction Environmental Management Plan (January 2022) for Parcel 4 – document reference 8862.005v3
- Construction Environmental Management Plan (November 2022) for Parcel 3 – document reference 8862.014.
- Farmland Conservation Area Management Plan (May 2017)(TEP ref : 3552.018)

Reason: To ensure that appropriate measures are put in place to mitigate the development's potential effects on designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1 and ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

31. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the scheme of remediation to ensure that the scrapes (built to attract whooper swans) fill with water during dry winters shall be implemented in accordance with the details and timescales permitted by approval of details reserved by condition application reference 18/0243. The duly implemented remediation scheme shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to mitigate the development's potential effects on designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1 and ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

32. Notwithstanding the requirements of condition 7 of this approval, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot on parcels 3 and 4 (the areas of which are identified on drawing no. R108-1-PP Rev J) shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on the following plans before the dwelling on that plot is first occupied, and shall be retained as such thereafter:

- a) For parcel 3 – drawing nos. R108/2-3 Rev C, R108/2-4-1, SD.1 Rev A and S.D.46 Rev A.
- b) For parcel 4 – drawing nos. R108/2-4 Rev D, R108/2-4-1, SD.1 Rev A and S.D.46 Rev A.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable appearance in the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

33. Notwithstanding the requirements of condition 8 of this approval, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for parcels 3 and 4 (the areas of which are identified on drawing no. R108-1-PP Rev J) shown on drawing nos. 4178/PH3/01 Rev C (for parcel 3) and 4178/PH4/01 Rev F (for parcel 4) shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, in accordance with the timescale identified in condition 2 of this approval. The areas in ii) which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details for the ongoing maintenance of communal areas of amenity landscaping required by condition 14 of this approval. 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 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.

34. No development involving the diversion and/or culverting of the section of the unnamed ordinary watercourse located along the eastern and southern boundaries of parcel 4, the proposed route of which is identified on drawing no. 30511/450 Rev B, shall take place until the following details of the diverted/culverted watercourse have first been submitted to and approved in writing by the Local Planning Authority:

- a) Its dimensions, cross-sectional area and capacity, including a comparison with the dimensions, cross-sectional area and capacity of the existing watercourse.
- b) Its gradient and any alterations to the existing levels of the watercourse and its banks.
- c) The size and design of headwalls where the culverted section meets the open channel of the watercourse.
- d) Measures to restrict surface water discharge rates into the diverted/culverted watercourse so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event will not exceed the peak greenfield runoff rate for the same event.
- e) The detailed design of any associated land drain to be provided along the route of the diverted/culverted watercourse, including details of the layout, size (both above and below ground), type, materials, composition and finished levels (including its relationship with surrounding ground levels both within and outside the site) of the land drain and its associated infrastructure (including all pipework).
- f) A strategy for the future management and maintenance of the diverted/culverted watercourse and any associated land drain for the lifetime of the development.

The diversion and/or culverting of the watercourse and provision of any associated land drain shall thereafter be carried out in accordance with the duly approved details before any of the dwellings on plots 304-320 (inclusive), 323-333 (inclusive) and 363-374 (inclusive) are first occupied, and its infrastructure shall be maintained as such thereafter.

Reason: To ensure an appropriate design for the culverted/diverted section of the watercourse and any associated land drain in order that works associated with the culverting/diversion of the existing ordinary watercourse do not result in the development being at unacceptable risk of flooding and do 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.

35. Notwithstanding any details shown on the approved plans and the requirements of conditions 1 and 2 of this approval, in the event that the developer of parcel 4 does not gain control, through ownership, of the whole of the land contained within parcel 3 (the areas of parcels 3 and 4 are identified on drawing no. R108-1-PP Rev J) before any development associated with the construction of the dwellings on plots 296-311 (inclusive) takes place, then the stretch of the estate road to the southwest corner of parcel 4 which is to provide the means of access for the dwellings on those plots shall be laid out in full accordance with the details shown on drawing no. R108/1-4-1 Rev B – including the provision of the hammerhead turning area in place of the dwellings on plots 302-305 (inclusive) and the construction of the carriageway and footways of the estate road up to the shared ownership boundary with parcel 3 – before any of the dwellings on plots 296-301 and 306-311 (inclusive) are first occupied.

In the event that the developer of parcel 4 does gain control, through ownership, of the whole of the land contained within parcel 3 (the areas of parcels 3 and 4 are identified on drawing no. R108-1-PP Rev J) before any development associated with the construction of the dwellings on plots 296-311 (inclusive) takes place, then: i) the developer

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shall provide the Local Planning Authority with satisfactory evidence to demonstrate the gaining of that control through the provision of their title to the land or other suitable records which provide proof of ownership; and ii) the stretch of the estate road to the southwest corner of parcel 4 which is to provide the means of access for the dwellings on plots 296-311 (inclusive) shall be laid out in accordance with the details shown on drawing no. R108/1-4 Rev G.

Reason: At present the developer (and owner) of parcel 4 does not have control of the land contained within parcel 3. Accordingly, the developer of parcel 4 is currently unable to provide a continuous highway connection between parcels 3 and 4. If this remains the case, the absence of a through route between parcels 3 and 4 will necessitate the provision of a turning head and a contiguous highway connection to the southwest corner of parcel 4 where it meets the shared ownership boundary with parcel 3. The provision of this contiguous highway connection, and the subsequent access link this will provide between parcels 3 and 4 (and between parcel 3 and the remainder of the development beyond), is a key component of the access and movement strategy for the approved development which must be maintained to ensure the delivery of a comprehensive, joined-up and master planned approach to the development of strategic housing site HSS1 and to avoid individual development parcels being isolated from each other. The condition is required to ensure that, in the event that the developer of parcel 4 is unable to gain control of the necessary land within parcel 3 to deliver the continuous highway connection and through route between those parcels shown on the approved plans listed in condition 1, an appropriate alternative highway layout on this part of site is delivered which provides both a safe and suitable means of access and circulation for highway users within parcel 4 and avoids the creation of a ransom strip between parcels 3 and 4 which would prevent the creation of a continuous highway connection between parcels 3 and 4 in the future. The condition is needed in the interests of highway safety and to ensure that a comprehensive, master planned approach is taken to the development of strategic housing site HSS1 in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1 and GD7, and the National Planning Policy Framework.

36. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcel 3 (the area of which is identified on drawing no. R108-1-PP Rev J) shall be occupied until a scheme for the provision of the pedestrian footpath link between parcel 3 and the B5261, the location and layout of which is shown on drawing no. R108/1-3 Rev E, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details for the pedestrian footpath link:

- a) A specification for its design, construction (including surface treatment) and lighting.
- b) Details of the layout and design of its interface with the existing track running along the north side of no. 3 Heyhouses Lane which links it to the B5261, including any changes in levels, gradients and surfacing.
- c) Details of any trees, hedges or other vegetation to be removed and/or pruned to allow its construction.
- d) Details of the siting, layout, height, design, materials and finish of any gate(s), barrier(s) and/or any other means of enclosure to prevent its use by vehicular traffic.
- e) A timetable for its completion.

The pedestrian footpath link shall be constructed in full and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To promote modal shift by maximising opportunities for sustainable methods of travel to and from the site through the provision of a dedicated pedestrian access route into the site via the B5261, to ensure that the footpath link provides a safe and attractive route for pedestrians in the interests of highway safety, to ensure that opportunities for crime are limited through the detailed design of the route and to secure a high standard of design for surface treatments and means of enclosure to the route in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1, GD7 and T4, and the National Planning Policy Framework.

37. Before the dwelling on each associated plot referred to in a) to d) below (the numbers of which are identified on drawing no. R108/1-3 Rev E) is first occupied, the following windows in those dwellings shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:

- a) The three first floor bathroom (including en-suite bathroom) windows in the northwest facing (side) elevation of plot 386.
- b) The first floor bathroom window in the northwest facing (side) elevation of plot 401.
- c) The first floor bathroom and landing windows in the northeast facing (rear) elevation of plot 433.
- d) The first floor bathroom window in the southeast facing (side) elevation of plot 430.

The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking from windows in the approved dwellings towards existing and proposed dwellings (and their gardens) on other parts of the development in order to ensure a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

38. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the following elements of hard and soft landscaping associated with the installation of the surface water pumping station hereby approved shall be implemented, and subsequently maintained, in accordance with the details and timescales specified in a) and b) respectively:

- a) The paladin (weld mesh) fencing and gates shall be installed along its entire perimeter in accordance with the details (including their siting, height, design, materials and colour treatment) shown on drawing no. R108/8 before the surface water pumping station is first brought into use, and shall be maintained as such thereafter.
- b) The soft landscaping scheme shown on drawing no. 4178/PUMP/01 Rev A shall be carried out during the first planting season that occurs after the surface water pumping station is first brought into use. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details for the ongoing maintenance of communal areas of amenity landscaping required by condition 14 of this approval. 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 an appropriate appearance for and screening of ancillary utility infrastructure which is to be erected on a prominent part of the site in the interests of mitigating the surface water pumping station's visual impact and achieving a high standard of design in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

39. No development involving the diversion and/or culverting of the section of the unnamed ordinary watercourse located along the southwestern boundary of parcel 3 (the area of which is identified on drawing no. R108-1-PP Rev J), the proposed route of which is identified on drawing no. 30511/401/1 Rev G (submitted with approval of details reserved by condition application reference 22/0933), shall take place until the following details of the diverted/culverted watercourse have first been submitted to and approved in writing by the Local Planning Authority:

- a) Its dimensions, cross-sectional area and capacity, including a comparison with the dimensions, cross-sectional area and capacity of the existing watercourse.
- b) Its gradient and any alterations to the existing levels of the watercourse and its banks.
- c) The size and design of headwalls where the culverted section meets the open channel of the watercourse.
- d) Measures to restrict surface water discharge rates into the diverted/culverted watercourse so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event will not exceed the peak greenfield runoff rate for the same event.

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- e) The detailed design of any associated land drain to be provided along the route of the diverted/culverted watercourse, including details of the layout, size (both above and below ground), type, materials, composition and finished levels (including its relationship with surrounding ground levels both within and outside the site) of the land drain and its associated infrastructure (including all pipework).
- f) A strategy for the future management and maintenance of the diverted/culverted watercourse and any associated land drain for the lifetime of the development.

The diversion and/or culverting of the watercourse and provision of any associated land drain shall thereafter be carried out in accordance with the duly approved details before any of the dwellings on plots 412-417 (inclusive) are first occupied, and its infrastructure shall be maintained as such thereafter.

Reason: To ensure an appropriate design for the culverted/diverted section of the watercourse and any associated land drain in order that works associated with the culverting/diversion of the existing ordinary watercourse do not result in the development being at unacceptable risk of flooding and do 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.

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. Wording of conditions 3-8 (inclusive), 11-15 (inclusive), 22-25 (inclusive) and 28-29 (inclusive):

The conditions referred to above require details to be provided and/or compliance with actions for "parcels 3-8 inclusive" or "parcels 3 and 5-8 inclusive". The relevant conditions are worded in this way because development on parcels 1 and 2 has already commenced and is being carried out pursuant to reserved matters approval 15/0400 (and the associated outline permission(s)). As parcels 1 and 2 of the development have been implemented pursuant to reserved matters approval 15/0400, and so are subject to the conditions imposed on that approval (which remains intact and unaltered by this decision), the abovementioned conditions do not include reference to the development which has taken place and/or is taking place on parcels 1 and 2 because those aspects of the development have been implemented pursuant to a different approval of reserved matters. The applicant is, therefore, advised that the requirements of all conditions imposed on reserved matters approval 15/0400 continue to apply to the parts of the development located within parcels 1 and 2, except where these have already been discharged by approval of details reserved by condition application 18/0243. In particular, any conditions imposed on reserved matters approval 15/0400 which have not yet been discharged in respect of the development on parcels 1 and 2 continue to have effect and it is not the case, nor should it be construed, that the reference to "parcels 3-8 inclusive" or "parcels 3 and 5-8 inclusive" in the wording of the conditions referred to above prevents the need for the relevant conditions attached to reserved matters approval 15/0400 to be complied with on parcels 1 and 2 (or any subsequent parcels which the developer may choose to implement pursuant to that approval, rather than this decision).

3. Adoption of Habitat Regulations Assessment:

In issuing this decision the local planning authority has had due regard to the following documents:

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- I. The "Shadow HRA Assessment" prepared by 'The Environment Partnership' (TEP) and dated November 2022, which forms Appendix A of the Ecological Technical Note by TEP dated 09.11.22 (reference 8862.02.007, version 1); and
- II. The "Construction Environmental Management Plan" prepared by TEP and dated November 2022 (document reference 8862.014).

Along with the comments from Natural England in their letter dated 20.02.23 confirming that they are in agreement with the conclusions in the Shadow Habitat Regulations Assessment that, with appropriate mitigation in place (as is secured through planning conditions and/or obligations) the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of the Ribble and Alt Estuaries Ramsar site, Special Protection Area and Site of Special Scientific Interest, nor would it damage the interest features for which those sites have been notified.

In order to fulfil its duty as a Competent Authority in accordance with the requirements of regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned documents prepared by 'The Environment Partnership' as part of its decision.

4. Land Drainage Consent for culverting of ordinary watercourses:

The applicant is reminded that, under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), they need consent from the Lead Local Flood Authority to build a culvert or structure (such as a weir or outfall) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

As a minimum, the Lead Local Flood Authority will expect the applicant to:

- Carry out studies of the existing culvert/watercourse condition and capacity;
- Undertake an examination of the downstream condition and implications of the development proposal, and;
- Restrict surface water discharge rates so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event should never exceed the peak greenfield runoff rate for the same event.

As per Lancashire County Council's Consenting and Enforcement Policy, it should be noted that the Lead Local Flood Authority will generally refuse consent to applications that seek to culvert an existing ordinary watercourse. This is in line with Environment Agency's guidance on protecting watercourses.

The applicant should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. The applicant must obtain Ordinary Watercourse Consent from Lancashire County Council before starting any works on site.

Application No:	23/0125	Application Type:	Full Planning Permission
Applicant:	ENERGI GENERATION	Agent:	MR JAY SAGGERSON
Location:	LAND AT PEEL ROAD OPPOSITE SUB STATION WESTBY WITH PLUMPTONS		
Proposal:	ERECTION OF A 20 MW BATTERY ENERGY STORAGE SYSTEM FACILITY CONSISTING OF 120 BATTERY CABINETS, 6 PCS UNITS, 3 TRANSFORMER UNITS, A CONTROL ROOM, A WELFARE/ OFFICE BUILDING, A DNO SUBSTATION, A SWITCH ROOM, 4 CCTV COLUMNS, SECURITY FENCING, EXTERNAL AND INTERNAL ACCESS ROADS, PARKING AND TURNING AREA, AND ASSOCIATED HARD AND SOFT LANDSCAPING.		
Ward:	Warton and Westby	Parish:	Westby with Plumptons

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:

- Site Location Plan - drawing no. BESS338-12-SLP-A
- Planning Redline Area 20MW Battery Energy Storage System - drawing no. BESS338-13-RL
- Site Layout 20MW BESS - drawing no. BESS338-13-SL
- Landscape Masterplan - drawing no 0446-001 rev 06
- South Elevation Views existing and post installation - drawing no. BESS338-13-SEL
- West Elevation Views existing and post installation - drawing no. BESS338-13-WEL
- East Elevation Views existing and post installation - drawing no. BESS338-13-EEL
- North Elevation Views existing and post installation - drawing no. BESS338-13-NEL

- West Elevation Views Planting at 1 and 15 years - drawing no. BESS338-13-WEL-1-15
- East Elevation Views Planting at 1 and 15 years - drawing no. BESS338-13-EEL-1-15
- North Elevation Views Planting at 1 and 15 years - drawing no. BESS338-13-NEL-1-15
- South Elevation Views Planting at 1 and 15 years - drawing no. BESS338-13-SEL-1-15

- Battery, PCS and Transformer Cabinets - drawing no. BESS338-11-BAT
- Control room - drawing no. BESS338-11-CTRM
- DNO Substation - drawing no. BESS338-11-DNO
- Client Switchroom - drawing no. BESS338-11-SWRM
- Auxiliary Transformer - drawing no. BESS338-11-TR
- Welfare Room - drawing no. BESS338-11-WLRM
- Mesh Security Fence - drawing no. BESS338-11-MF
- 2.5m CCTV Column with horn speaker - drawing no. BESS338-11-CCTV-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. Within five days of the battery energy storage system (BESS) facility first becoming operational, the site operator shall issue written confirmation notifying the Local Planning Authority of the date upon which that use commenced.

Reason: To clarify the terms of this consent and assist the Local Authority to monitor the lifespan of the development required by condition 4, in order to facilitate the site decommissioning and restoration in the interests of visual amenity, landscape character and to ensure its future productivity for agricultural purposes, in accordance with Policies CL3 and ENV1 of the adopted Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

4. The BESS and all associated above and below ground infrastructure hereby approved shall be removed from the site on or before the expiration of 40 years from the date that the BESS first became operational and the land restored to its former appearance, in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority.

The restoration scheme shall be submitted no later than 12 months prior to the expiration of the 40 year period and shall include:

- a) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the BESS.
- b) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- c) areas designated for the loading, unloading and storage of plant and materials;
- d) 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;
- e) arrangements for the parking of vehicles for site operatives and visitors;
- f) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- i) off site highway works to facilitate access to the site by all vehicles;
- j) measures to control the emission of dust and dirt during the construction period;
- k) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- l) the siting, luminance and design of any external lighting to be used during the construction period;
- m) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.
- n) A timetable for implementation.

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

Reason: The battery energy storage system (BESS) facility has a limited life expectancy and will need to be decommissioned at the end of this period of use. The site falls within the Countryside Area and is currently in agricultural use (including being designated as best and most versatile land). Therefore, the land should be restored

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to its former use/appearance in the interests of visual amenity, landscape character and to ensure its future productivity for agricultural purposes in accordance with Policies CL3 and ENV1 of the adopted Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

5. Notwithstanding the requirements of condition 4 of this permission, if the battery energy storage system (BESS) facility hereby approved fails to be used for a continuous period of 12 months, the BESS and all associated above and below ground infrastructure shall be removed from the site within a period of 6 months from the end of that 12 month period and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority.

The restoration scheme shall include:

- a) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the BESS.
- b) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- c) areas designated for the loading, unloading and storage of plant and materials;
- d) 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;
- e) arrangements for the parking of vehicles for site operatives and visitors;
- f) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- i) off site highway works to facilitate access to the site by all vehicles;
- j) measures to control the emission of dust and dirt during the construction period;
- k) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- l) the siting, luminance and design of any external lighting to be used during the construction period;
- m) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.
- n) A timetable for implementation.

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

Reason: The BESS function is to store energy prior to transfer of this energy to the National Grid during times of need. The benefits arising from this function provide the principal justification for the development's siting within the Countryside Area. If the BESS ceases to fulfil this function it will no longer be fit for purpose and this justification will not exist. In such an instance, the land should be restored to its former appearance/use in the interests of preserving visual amenity, landscape character and a productive agricultural use, in accordance with Policies CL3 and ENV1 of the adopted Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

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

Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, unless otherwise agreed in writing by the Local Planning Authority all of the structures and equipment shown on drawing titled 'Battery, PCS and Transformer cabinets' (drawing no. BESS338-11-BAT) shall be coloured Olive Green (RAL 6003).

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The development shall be constructed in accordance with the duly approved materials, and retained as such for the lifetime of the development.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings, in accordance with Policies CL3 and ENV1 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

7. The development hereby approved shall be constructed in complete accordance with the submitted Flood Risk Assessment & Outline Drainage Strategy (Ref: RSK ADAS Ltd, 680386-R2(01)-FRA, May 2023). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding and ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policies GD7, CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

8. 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.

9. 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 titled 'Landscape Masterplan' (drawing no 0446-001 rev 06) shall be carried out during the first planting season following completion of the development.

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 prior to first use of the BESS facility.

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, 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.

10. All existing and newly planted hedgerows shall be allowed to grow to and be maintained at a minimum height of 3m.

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.

11. No part of the development hereby approved shall be commenced until a landscape and ecological management plan (LEMP) has been submitted to, and be approved in writing by the local planning authority. As a minimum, the content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development shall be managed in accordance with the approved LEMP thereafter.

Reason: To ensure that appropriate measures are put in place to manage the biodiversity measures proposed in order to mitigate the development's potential effects on habitats and species of biodiversity value, and, to achieve the intended biodiversity net gain, in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

12. 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, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

13. Prior to commencement of the development hereby approved, a scheme for the design and construction of the development's access (the layout and position of which is shown on drawing titled Site Layout 20MW BESS (ref: drawing no. BESS338-13) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include:

Provision for any gates or barriers to be erected a minimum of 5 metres away from the back edge of the carriageway and that they do not open over the highway.

Provision to ensure that the final surfacing of the first 5 metres of the access road entering the site from the carriageway does not contain any loose material that is capable of being drawn onto the highway.

The site access shall be constructed in accordance with the approved scheme before any works associated with the construction of the development and site compound first take place, and shall be retained as such thereafter for the lifetime of the development.

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Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

14. Unless alternative details are subsequently submitted to and approved in writing by the local planning authority the development shall be constructed in complete accordance with the submitted Construction Traffic Management Plan (ref: RSK, 111172, May 2023).

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for 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.

15. Construction and decommissioning works shall only take place between the following hours:-

- 08.00 and 18.00 hours Monday to Friday and between 08.00 and 13.00 hours on Saturdays, with no site work on Sundays or bank and public holidays.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties, in accordance with Policy GD7 of the adopted Fylde Local Plan to 2032 (Incorporating Partial Review).

16. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, prior to the installation of any external lighting on the site an External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. As a minimum the scheme shall include:

- (i) location of lighting,
- (ii) details of the type of lighting (pole or building/ structure mounted),
- (iii) spillage, luminance and angle of installation; and
- (iv) any shields, hoods or timers to be fitted to the lights,

Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution 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.

2. Crane Height Informative

The developer is advised that in the event that the construction of the development hereby approved is to be undertaken using a crane that exceeds a height of 10m above ground level to the tip of any jib or other point, then the details of the dates that the crane is to be present at site, its specific location within the site, and the specific timing that it is to be extended above that height are to be provided to Blackpool Airport no less than 28 days before its arrival at site. This is to ensure that air safety is not compromised by this activity. Contact: nick.bentley@blackpoolairport.com

3. Fire Service Informatives

The applicants attention is drawn to comments received from Lancashire Fire and Rescue Service, importantly with regards to the need for a Risk Reduction Strategy as stated in the Regulatory Reform (Fire Safety) Order 2005.

4. Lead Local Flood Authority Informative

The Lead Local Flood Authority advises that sustainable drainage on a property level is considered by the applicant to retain surface water runoff from roofs and impermeable surfaces within the boundary of the development. This includes taking measures such as installing water butts, permeable paving and roof gardens.

5. Environmental Permit Informative

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal).
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- on or within 16 metres of a sea defence.
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact the Environment Agency's National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. The following guidance on the rights and responsibilities of riverside ownership is available on the GOV.UK website: <https://www.gov.uk/guidance/owning-a-watercourse>

Application No:	23/0226	Application Type:	Variation of Condition
Applicant:	THE ROOMS	Agent:	THE ROOMS
Location:	35 CHURCH ROAD, LYTHAM, LYTHAM ST ANNES, LANCASHIRE FY8 5LL		
Proposal:	VARIATION OF CONDITION 5 (OPENING HOURS) OF PLANNING PERMISSION 20/0755 – TO ALLOW PREPARATION OF FOOD AND DRINK AND ITS CONSUMPTION IN THE APPROVED DINING AREAS OF THE PREMISES BETWEEN THE HOURS OF 08:00 HOURS AND 22:30 HOURS ON ANY DAY.		
Ward:	Clifton	Parish:	

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Drawing no. 112-1-001
- Proposed floor and elevation Plans - Drawing no. 112-2-001 REV. B

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.

2. The consumption of food and drink at the premises associated with the Class E(b) Use hereby permitted shall be limited to no more than 16 internal and 8 external covers, with these provided in the areas designated for dining shown on drawing no. 112-2-001 REV. B listed in condition no. 1 of this planning permission.

Reason: To limit the potential for noise and other disturbances to be generated by the additional use in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policy GD7 and the aims of the National Planning Policy Framework.

3. The consumption of food and drink in the dining areas permitted by this planning permission as set out in condition 2 of this permission, and the preparation of any food for consumption off the premises (other than associated with the occupier's domestic use of the property) shall only take place between 08:00 hours and 22:30 hours on any day.

Reason: To limit the potential for noise and other disturbances to be generated by the additional use in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policy GD7 and the aims of the National Planning Policy Framework.

4. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the preparation of food shall only be undertaken when the fume extraction equipment authorised under application ref 21/0062 are installed and operational.

Reason: To limit the potential for odour nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policy GD7 and the aims of the National Planning Policy Framework. .

5. Unless alternative details are first submitted to and approved in writing by the Local Planning Authority refuse storage arrangements shall be provided in the location indicated on the site plan approved under condition 1 of this planning permission whenever the building is operated for the dining use hereby permitted. All refuse generated by the site shall be stored in this location in appropriately sized and sealed receptacles, with regular arrangements introduced for this to be emptied by an appropriate commercial contractor.

Reason: To ensure the provision of appropriate refuse storage and handling facilities to ensure that commercial waste is dealt with in a manner that does not create any harmful implications to visual or neighbouring amenity in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies GD7 and ENV5 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 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.

Application No:	23/0515	Application Type:	Full Planning Permission
Applicant:	FYLDE COUNCIL	Agent:	MR DAVID CROFT
Location:	COMMUNITY CENTRE BIRLEY STREET KIRKHAM LANCASHIRE PR4 2AN		
Proposal:	EXTENSION AND ALTERATION OF THE BUILDING: 1) FRONT EXTENSION TO FORM ENTRANCE TO NEW TOILET AND SHOWER ROOM, 2) MODIFICATION OF WINDOW TO FRONT ELEVATION TO FORM DOUBLE DOOR ENTRANCE TO MAIN BUILDING, 3) HARD AND SOFT LANDSCAPING TO FRONT OF BUILDING, 4) BLOCKING UP OF EXISTING DOOR TO SOUTHERN ELEVATION.		
Ward:	Kirkham	Parish:	Kirkham

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 - Plan No. 23 1254 L01
- Existing Floor Plan and Elevation - Plan No 23 1254 EX 01 (Rev: A)
- Proposed Plans and Elevations - Plan No 23 1254 P01 (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. 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.

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

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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.