



MINUTES

Planning Committee

Date:	Wednesday, 5 July 2023
Venue:	Council Chamber, Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman
Other Councillors Present:	Paul Hayhurst
Officers Present:	Rob Buffham, Anita Elliott, Mark Evans, Kenneth Jim, Matthew Taylor, Andrew Stell, Christine Wood
Other Attendees:	4 Members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, Wednesday, 5 July 2023](#)

Public Speaking at Planning Committee

Councillor Paul Hayhurst and Mr Paul Tunstall, JWPC Chartered Town Planning (agent) addressed the Committee regarding planning application 21/0770 – (Land North of Highbury Gate and East of Copp Lane, Elswick – Residential development of 36 dwellings with associated infrastructure).

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. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on Wednesday, 7 June 2023 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions.

Decision Items

4. Reserve Planning Members

The Chairman introduced the report which advised that following the confirmation of Committee allocations at the Council AGM, held on 24 May 2023, there were vacancies to be filled in the pool of reserve Planning Members.

In accordance with Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution, the Committee was invited to review the current appointments to the pool of substitutes at Planning Committee.

The Committee was advised that at the Planning Committee held on 7 June 2023, Councillors Andrews, Morris and Willder had been confirmed as Reserve Planning Members.

The report advised that the Independent Group had since nominated Councillors D Buckley, Bickerstaffe, E Collins and Brickles to serve as Reserve Planning Members and the Committee was requested to confirm their appointment. Councillor P Collins advised the Committee that Councillor Brickles had requested that her nomination to serve as a Reserve Planning Member be withdrawn.

The report also advised that the Conservative Group had nominated Councillor P Anthony to serve as a Reserve Planning Member. The Committee was requested to confirm Councillor Anthony's appointment.

Following consideration of this matter it was RESOLVED that Councillors D Buckley, L Bickerstaffe, E Collins and P Anthony be reserve Planning Members on the Committee.

5. Planning Matters

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

Councillor Chris Dixon did not take part in the vote for applications 5.1 (21/0770), 5.2 (22/0875) and 5.3 (23/0257) as he had not been present during the Planning Officers' presentations and parts of the subsequent discussion.

Following presentation of the report by the Planning Officer of planning application 5.2 (22/0875), the Vice-Chairman, Councillor Gavin Harrison advised the Committee that he was a member of St Annes Town Council Planning Committee and that he did not have a pre-determined view in relation to the application.

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

Information Item

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

6. List of Appeals Decided

It was reported that the Council had received no appeal decisions between 26 May 2023 and 23 June 2023.

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Item Number 1

Application No:	21/0770	Application Type:	Full Planning Permission
Applicant:	Mr Cookson & Mark Wilkinson	Agent:	Mr Tunstall
Location:	LAND NORTH OF Highbury Gate and East of Copp Lane, Elswick		
Proposal:	RESIDENTIAL DEVELOPMENT OF 36 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE		
Ward:	Elswick and Little Ecclestone	Parish:	Elswick

Decision

That authority is delegated to the Head of Planning to GRANT planning permission subject to stipulation 1 below being satisfied and the suggested conditions in stipulation 2 (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 completion of a planning obligation entered into pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- a) Provision for a minimum of 30% of the total number of dwellings within the development to comprise affordable housing as defined in Annex 2 of the National Planning Policy Framework.
- b) A contribution of £32,258 towards addressing the expected shortfall in primary care capacity to serve the occupants of the development to be spent towards the provision of new healthcare infrastructure associated with the development of a new practice premises to replace Great Ecclestone medical Centre.
- c) A contribution of £160,443 towards addressing the expected shortfall in primary education capacity to serve the occupants of the development to be spent at St Mary's Catholic Primary School, Great Ecclestone and/or Great Ecclestone Copp Church of England Primary School as identified in the assessment from Lancashire County Council dated 28.03.23 (or any other named infrastructure project in any subsequent assessment that succeeds it).
- d) A contribution of £99,012 towards addressing the expected shortfall in secondary education capacity to serve the occupants of the development to be spent at Kirkham Carr Hill High School and/or Millfield Science and Performing Arts College as identified in the assessment from Lancashire County Council dated 28.03.23 (or any other named infrastructure project in any subsequent assessment that succeeds it).
- e) A fee equivalent to £300 per trigger towards the Council's costs incurred in monitoring the contributions set out in a) and b) above.

Stipulation 2:

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):

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:

Drawing no. L0-01 – Location plan
Drawing no. SL-02c – Site layout
Drawing no. POSMP-01a – POS management plan
Drawing no. BTP-02b – Boundary treatments plan
Drawing no. 7120.01 Rev F – Landscape proposals
Drawing no. ML-02a – Materials layout
Drawing no. SS-01b – Street scenes
Drawing no. SD K1 A – 1.0m post and rail fence detail
Drawing no. SD-F1a – 1.8m featheredged boarded fence (F1)
Drawing no. SD 24 – Brick screen wall 1.8m high
Drawing no. DGD 05 C – Double garage detail
Drawing no. SGD 07 G – Single garage detail
Drawing no. T4023-01 Rev P2 – Swept path refuse vehicle

Drawing no. ARB 1.7 – The Arbury
Drawing no. BOU 1.7 – Boulsworth (brick)
Drawing no. BOW 1.7 – Bowfell-brick
Drawing no. BOW 1.7 – Bowfell (brick render)
Drawing no. DAL 1.7 – Dalton (brick render)
Drawing no. ELS 1.7 – The Elston (brick)
Drawing no. HOWHE 1.7 – Howgill & Whernside (semi)
Drawing no. KEL 1.7 – The Kellet
Drawing no. LIN 1.7 – Linton
Drawing no. PAR 1.7 – The Parbold (brick)
Drawing no. WHERN 1.7 – The Whernside
Drawing no. WDS 1.7 – The Windsor (brick)
Drawing no. WYC 1.7 – Wycombe (brick render)
Drawing no. WYC SP 1.7a – Wycombe SP

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 buildings shall be constructed in accordance with the materials detailed on drawing no. ML-02a.

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

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

- a) hours and days of work for site preparation, delivery of materials and construction;
- b) areas designated for the loading, unloading and storage of plant and materials;
- c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- d) arrangements for the parking of vehicles for site operatives and visitors;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control the emission of dust and dirt during the construction period;
- i) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- j) the siting, luminance and design of any external lighting to be used during the construction period;
- k) a strategy to inform neighbouring occupiers (which as a minimum, shall include those properties adjacent to and/or facing the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, vibration, 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 policy GD7 and the National Planning Policy Framework.

5. No development shall take place until a scheme to deal with the risks associated with contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) A preliminary risk assessment which identifies:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation based on the results of a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off the site.
 - c) The results of the site investigation and the detailed risk assessment referred to in b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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The development shall thereafter be carried out in full accordance with the duly approved scheme and a verification report confirming its implementation shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD9 and the National Planning Policy Framework.

6. No above ground works of development shall take place until details of the finished floor levels for each dwelling and the ground levels for the external areas of the site (including those for the gardens of each plot), above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The finished floor levels for the dwellings shall demonstrate compliance with the levels details shown on drawing nos. SL-02c and SS-01b. The development shall thereafter be implemented in accordance with the duly approved details.

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

7. No above ground works of development shall take place until a scheme to protect dwellings within the site from noise emanating from the operation of Mirfield Poultry Farm has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure noise levels of not more than:
 - a) 30 dB(A) Leq (8 hours) and 45 dB(A) Lmax in bedrooms between 23:00 and 07:00;
 - b) 35 dB(A) Leq (16 hours) in habitable rooms between 07:00 and 23:00; and
 - c) 50 dB(A) Leq (16 hours) in garden areas between 07:00 and 23:00.

Where windows need to remain closed to achieve these levels and alternative means of ventilation are to be provided, the scheme shall include details of the siting, number, design and specification of any vents required for this purpose. The scheme shall thereafter be implemented in accordance with the duly approved details before each associated dwelling where the installation of mitigation measures is required is first occupied.

Reason: To ensure that appropriate noise mitigation measures and, where required, alternative means of ventilation for the dwellings are incorporated into the development due to potential noise disturbance arising from with the operation of existing nearby land uses in order to achieve a high standard of amenity and living conditions for future occupiers and to avoid the potential for existing businesses to have unreasonable restrictions placed on them as a result of development permitted after they were established in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

8. No development shall take place until a scheme to protect United Utilities' water main located within the site from damage during both the construction and operational phases of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) A survey that identifies the exact location of the water main;

- b) An assessment of the potential impacts on the water main from construction activities (including the construction compound);
- c) An assessment of the post completion impacts of the development on the infrastructure that crosses the site;
- d) Identification of mitigation measures, including a timetable for their implementation, to protect and prevent any damage to the asset both during construction and post completion of the development; and
- e) A pre-construction condition survey of the water main within the site boundary.

The development shall thereafter be carried out in accordance with the details, mitigation measures and timetable contained in the duly approved scheme, and the duly approved post completion measures shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to protect existing water supply infrastructure that crosses the site before, during and after the construction period, and to secure appropriate maintenance arrangements for this infrastructure in the interests of safeguarding existing water supply assets in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy DLF1.

9. No development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based upon the indicative drainage strategy shown on drawing nos. 21009/101/1 Rev A, 21009/101/2 Rev A and 21009/101/6, the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems, and shall include:
- a) Evidence of an assessment of site conditions including site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365, and the potential to dispose of surface water through infiltration.
 - b) Measures to ensure that foul and surface water will drain on separate systems, that no surface water will discharge to the public foul sewers(s) directly or indirectly and, where applicable, to manage the risk of sewer surcharge.
 - c) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep; and
 - iii. 1% (in in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.
 - d) Final sustainable drainage plans appropriately labelled to include:
 - i. A plan identifying all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the site as necessary;
 - ii. The sustainable drainage system layout showing all pipe and structure references, dimensions and design levels, including all existing and proposed surface water drainage systems up to and including the final outfall;

- iii. Details of all sustainable drainage components, including drawings showing their topography and slope gradient as appropriate.
 - iv. A plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of the buildings to confirm a minimum 150mm+ difference for FFL.
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.
- e) Identification of all third-party landowners whose land is required to construct the surface water drainage system and connect it to the off-site surface water culvert and evidence of an agreement in principle with all those third-party landowners to allow the relevant infrastructure to be provided across their land.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, that adequate measures are put in place for the sustainable disposal of foul and surface water and that the agreement of the relevant third party landowners required to deliver the drainage strategy can be gained before any development takes place in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

10. No development shall take place until a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing by the local planning authority. The CSWMP shall set out how surface water and stormwater will be managed on the site to prevent pollution during the construction period (including site clearance operations) and shall include the following details:
- a) Measures taken to ensure surface water flows are retained on-site during the construction period, including temporary drainage systems, or, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate that does not exceed the equivalent greenfield runoff rate from the site.
 - b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.
 - c) Method statements and scaled plans (including dimensions) detailing the surface water management proposals in a) and b).

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

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

11. None of the dwellings hereby approved shall be occupied unless and until an Operation and Maintenance Scheme for the lifetime of the surface water drainage system to be installed pursuant to condition 9 of this permission has been submitted to and approved in writing by the Local Planning Authority. The Operation and Maintenance Scheme shall include:

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

The surface water drainage system shall thereafter be managed and maintained in accordance with the duly approved Operation and Maintenance Scheme.

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

12. None of the dwellings hereby approved shall be occupied unless and until a Verification Report for the construction of the surface water drainage system to be installed pursuant to condition 9 of this permission has been submitted to and approved in writing by the Local Planning Authority. The Verification Report shall: i) demonstrate that the surface water drainage system installed pursuant to condition 9 of this permission has been constructed in accordance with the duly approved scheme (or detail any variations) and is fit for purpose; and ii) contain information and evidence, including photographs and full as-built drawings, showing details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures). The surface water drainage system shall thereafter be retained in accordance with the details in the duly approved Verification Report.

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

13. The dwellings which are identified as demonstrating “M4(3) compliance” on drawing no. SL-02c (8 dwellings in total) shall be constructed to comply with optional requirement M4(3)(2)(a) contained in Part M, Schedule 1 of the Building Regulations 2010 (as amended).

Reason: To ensure that the development delivers a suitable proportion of dwellings that are designed to provide specialist accommodation for the elderly to satisfy the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy H2 and to provide an appropriate mechanism to secure compliance with optional requirement M4(3)(2)(a) under Part M, Schedule 1 of the Building Regulations 2010 (as amended).

14. 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 no. 7120.01 Rev F 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, before the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

15. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. BTP-02b, SD K1 A, SD-F1 a and SD 24 before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve a high standard of design and 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.

16. The on and off-site biodiversity net gain habitat creation measures identified within the documents and plans listed in a) – d) below shall be implemented within the following timescales: i) in the case of the off-site measures, before any of the dwellings hereby approved are first occupied; and ii) in the case of the on-site measures, before the development is substantially completed.

- a) Document titled “Updated Assessment of Biodiversity Net Gain” by “ERAP LTD” (report reference 2023-131, dated May 2023)
- b) Drawing nos. 5798.16 Rev A and 5798.17 Rev A – Landscape proposals: POS area sheets 1 and 2.
- c) Drawing nos. 5798.18 Rev A and 5798.19 Rev A – Landscape proposals: changes from approved drawings sheets 1 and 2.
- d) Drawing no. 7120.01 Rev F – Landscape proposals.

A report verifying the implementation of the on and off-site biodiversity net gain habitat creation measures in a) – d) shall be submitted to and approved in writing by the Local Planning Authority prior to the expiration of the relevant timescales in i) and ii).

Reason: To ensure that the development achieves measurable net gains in biodiversity through the provision of proportionate habitat creation measures which compensate for the development’s impact on existing habitat features within the site and deliver appropriate enhancements to achieve biodiversity net gain in

accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

17. Before any of the dwellings hereby approved are first occupied, a Habitat Management Plan (HMP) containing a strategy for the future management and maintenance of the on and off-site biodiversity net gain habitats to be created pursuant to condition 16 of this permission shall be submitted to and approved in writing by the Local Planning Authority. The HMP shall include the following details:

- a) A description and evaluation of the features to be managed;
- b) An analysis of ecological trends and constraints on the site that might influence management;
- c) Aims, objectives and targets for management;
- d) A description of the management operations necessary to achieve the aims and objectives in c);
- e) Prescriptions for management actions;
- f) A works schedule and timetable for implementation (including an annual work plan capable of being rolled forward).
- g) Details of the persons, body or organisation responsible for implementation and monitoring;
- h) Arrangements for ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented where the results from monitoring show that conservation aims and objectives of the HMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- i) Mechanisms of adaptive management to account for necessary changes in work schedules to achieve the required targets;
- j) 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 responsible for its delivery.
- k) Provisions for reporting to the Local Planning Authority in years 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

The duly approved HMP shall thereafter be implemented in accordance the details, monitoring/reporting regime, remedial measures and timetable contained therein.

Reason: To ensure that an appropriate long term plan for the management and maintenance of the on and off-site biodiversity net gain habitat creation measures to be delivered by the development is put in place in order to secure the ongoing protection and effective management of the new habitat features to be created as part of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

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

Reason: To secure appropriate measures for the provision of adequate habitat compensation and mitigation for great crested newts as part of the development in order that it does not adversely affect the favourable conservation status of protected species in accordance with the requirements of Fylde Local Plan to 2032

(incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

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

- a) A method statement detailing the reasonable avoidance measures to be put in place to avoid and/or minimise any impacts on amphibians during the construction period.
- b) Protection measures for the trees and hedgerows on/overhanging the site which are shown to be retained on drawing no. 7120.01 Rev F and within the document titled “Arboricultural Impact Assessment” by “Bowland Tree Consultancy Limited” (report reference BTC2661, dated February 2023) during the construction period including: i) details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements of BS 5837:2012) to be formed around the root protection areas of retained trees and hedgerows; ii) details of any excavation to take place within the root protection areas of retained trees and hedgerows; and iii) details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of retained trees and hedgerows.
- c) A biosecurity protocol to be followed during site clearance to ensure ground elder is not distributed during the construction period.
- d) Identification of ‘biodiversity protection zones’ and the siting and design of protective fences, exclusion barriers and warning signs.
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

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

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development’s potential effects on protected species, retained habitats of biodiversity value and retained trees and hedgerows in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

20. With the exception of those specimens identified on drawing no. 7120.01 Rev F and within the document titled “Arboricultural Impact Assessment” by “Bowland Tree Consultancy Limited” (report reference BTC2661, dated February 2023), no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

21. The scheme for the installation of bat tubes and bird boxes on the dwellings shown on drawing no. SL-02c and identified in paragraph 7.3.2 of the document titled “Ecological Impact Assessment Report” by “Haycock & Jay Associates Ltd” (report reference JWP025.04, dated March 2023) shall be implemented prior to the first occupation of each associated dwelling. The duly installed bat tubes and bird boxes shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements for protected species within a suitable timeframe in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

22. None of the dwellings hereby approved shall be occupied until a scheme for the distribution of homeowner information packs to inform new occupiers of the development of the importance of surrounding designated nature conservation sites has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a copy of the homeowner information pack and details of when, how and to whom these will be distributed (including provisions for future occupiers). The homeowner information packs shall be distributed in accordance with the duly approved scheme, and shall be maintained as such thereafter.

Reason: To ensure that future occupiers of the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Morecambe Bay Ramsar, Morecambe Bay and Duddon Estuary Special Protection Area and Wyre Estuary Site of Special Scientific Importance and land which is functionally linked to those sites – and to ensure appropriate measures are taken to mitigate the development’s potential effects on designated nature conservation sites through recreational disturbance in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

23. None of the dwellings hereby approved shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain:

- a) details of a Travel Plan co-ordinator;
- b) details of measures to be introduced to promote a choice of travel modes to and from the site;
- c) a monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective; and
- d) a timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment (over a minimum period of five consecutive years following the implementation of the Travel Plan) of the effectiveness of the measures introduced under b) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

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

Reason: To promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy T4 and the National Planning Policy Framework.

24. No above ground works of development shall take place until a scheme for the design and construction of the development's vehicular accesses onto Copp Lane (the siting, layout and geometry of which are shown on drawing no. SL-02c) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for minimum visibility splays of 2.4 metres x 43 metres in both directions at the junction of the site accesses with Copp Lane. The development's accesses shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splays shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site for all users 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.

25. None of the dwellings hereby approved shall be occupied until a scheme for the siting, layout, design and construction of the following highway improvement works shown on drawing no. SL-02c has been submitted to and approved in writing by the Local Planning Authority:
- a) The widening of the footway on the east side of Copp Lane to 2 metres for a total length of approximately 166 metres from its junction with Highbury Gate along the full length of the development's western boundary with Copp Lane.
 - b) The provision of a new bus stop including raised kerbing to quality bus stop standard and a bus shelter on the southbound carriageway of Copp Lane.

The highway improvement works shall be implemented in full accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, or within any other timescale that has first been approved in writing by the Local Planning Authority.

Reason: To enhance the usability of walking routes and public transport facilities surrounding the site in order to encourage modal shift and to maximise opportunities for travel by sustainable modes of transport in the interests of ensuring a safe and suitable means of access to the site for all users in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

26. No above ground works of development shall take place until a scheme for the design, construction, drainage and phasing of all new estate roads and their associated footways shown on drawing no. SL-02c has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme before any of the dwellings to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and 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.

27. None of the dwellings hereby approved shall be occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 26 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

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.

28. Before each dwelling hereby approved is first occupied, a scheme for the design and construction (including surface treatment) of its associated vehicle parking areas shall be submitted to and approved in writing by the Local Planning Authority. The vehicle parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies T5 and GD7, and the National Planning Policy Framework.

29. Before any of the dwellings hereby approved are first occupied a scheme for the provision of charging points for plug-in and other ultra-low emission vehicles within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, siting, design and a timetable for the provision of the charging points. All the charging points shall be provided 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 support the shift towards new technologies and fuels by promoting low carbon travel choices and to ensure that the development delivers suitable infrastructure which is designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy T4 i) and paragraphs 107 e) and 112 e) of the National Planning Policy Framework.

30. None of the dwellings hereby approved shall be occupied until a scheme for the provision of the 2 metre wide footpath extending in an easterly direction into the site from its junction with Copp Lane (the location and layout of which is shown on drawing no. SL-02c) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details for the footpath:

- a) A specification for its design, construction (including surface treatment) and lighting.
- b) Details of the layout and design of the footpath's junction onto Copp Lane including any changes in levels, gradients and ground markings.
- c) Details of the siting, layout, height, design, materials and finish of a barrier (or barriers) to prevent the footpath's use by vehicular traffic.
- d) A timetable for the footpath's completion.

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

Reason: To encourage pedestrian access to and from the by ensuring that the footpath 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 achieve a high standard of design for the construction and surfacing of the footpath in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

31. None of the dwellings hereby approved shall be occupied until a scheme for the provision and future maintenance of the areas of public open space and Local Area for Play identified on drawing no. POPMP-01a has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- a) Details of future maintenance arrangements for the areas of public open space to be laid out in accordance with the landscaping scheme detailed on drawing no. 7120.01 Rev F and for the Local Area for Play.
 - b) Details of the siting, size, layout, design and materials of the Local Area for Play, including its associated play equipment, which shall demonstrate compliance with the guidance set out in the Fields in Trust publication “Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard” (October 2015).
 - c) A timetable for the provision of the areas of public open space and the Local Area for Play.

The areas of public open space and Local Area for Play shall thereafter be provided, made available for use and subsequently maintained in accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure that the development makes an appropriate contribution towards the provision of public open space in order to avoid a deficiency in the quantity and quality of public open space in the locality, to ensure that the impact of the development on existing public open space is adequately mitigated and to secure appropriate arrangements for the ongoing maintenance of public open space at the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV4 and the National Planning Policy Framework.

32. None of the dwellings hereby approved shall be occupied until a scheme for the installation of fencing to the perimeter of the on-site pond to be retained as part of the development (the location of which is shown on drawing no. SL-02c) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height (which shall be no less than 1 metre), positioning, design, materials and finish (including colour treatment) of the fencing. The fencing shall be installed in accordance with the details in the duly approved scheme before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: In the interests of public safety for future occupiers/users of the development in order to minimise the risk of accidents occurring and to ensure a satisfactory appearance for the fencing 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.

Informatives:

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and

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would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 39 of the National Planning Policy Framework.

Ordinary Watercourse (Land Drainage) Consent:

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to 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.

- Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
- Sites may be inspected prior to the issuing of consent.
- Unconsented works within the Highway or Sustainable Drainage System may prevent adoption.
- Applications to culvert an existing open ordinary watercourse will generally be refused.
- Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays. You should contact the Lead Local Flood Authority to obtain Ordinary Watercourse Consent.

Lead Local Flood Authority - Site-Specific Advice:

The following advice is provided to inform the applicant and the Local Planning Authority of the LLFA's expectations at the discharge of conditions stage:

- **Climate change allowances** – the submitted drainage strategy includes climate changes that do not reflect the current allowances recommended by the Environment Agency. The LLFA's recommended conditions include the requirement for calculations showing that the correct climate change allowances have been applied.
- **Contributing area and storage volume** – the submitted contributing area plan excludes gardens, public open space and green/landscaped areas. The SuDS manual recommends that the entire site area should be included within the drainage calculations unless any area can be demonstrated to not contribute to the drainage system. The contributing area plan required by the LLFA's recommended condition should be accompanied by evidence to demonstrate that any areas that have been excluded from the calculations will not contribute to the drainage system. If this cannot be provided the drainage calculations should be based on the entire site area using the default runoff coefficient of 0.750, which is representative of a typical suburban catchment. If the applicant wishes to use the contributing area plan submitted with this application, then a runoff coefficient of approximately 1.000 must be applied to reflect that the catchment area represents the impermeable areas only. Failure to do so would result in inadequate storage to ensure that the post development discharge volumes do not exceed greenfield volumes.

Advice concerning contents of homeowner information packs for condition 22:

The applicant is advised that any homeowner information pack (including the one which will need to be submitted to discharge condition 22 of this permission) should include, but not necessarily be limited to, the following:

- Introduction letter to the pack, setting out the issue and providing a contents page of included documents.

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- Description of the designated sites and their features, this should include a map explaining the boundaries of the designated sites.
- An explanation of the sensitivities of features to recreational disturbance and key sensitive times for the features of the designated sites.
- List any access restrictions in the local area (i.e. under the Countryside and Rights of Way Act 2000, Marine and Coastal Access Act 2009 or Byelaws).
- Suggestions of alternative recreational sites (i.e. parks, walking or cycling routes).
- Code of conduct (i.e. not disturbing flocks of feeding / roosting birds, suggested distances to keep from birds).
- Suggested areas for responsible bird watching and opportunities for people to get involved in the local natural environment (i.e. volunteering opportunities).

The following principles should also be followed for the packs;

- The homeowner packs are tailored to the location of the development and the designated sites in the area.
- Tailored to the audience using clear and easy to understand language.
- An appropriate format is used to present the homeowner packs (i.e. print, size).

Highways (conditions 24-27):

With respect to the requirements of conditions 24-27 of this permission, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need, requirements and/or timescales for section 38 and/or 278 Agreements under the Highways Act (1980) to be entered into with respect to the adoption of the proposed highways and carrying out of any engineering works within the adopted highway in order to satisfy the requirements of these conditions.

Adoption of Habitat Regulations Assessment:

In issuing this decision the local planning authority has had regard to the document titled “Habitat Regulations Assessment” prepared by “Haycock & Jay Associates Ltd” (document reference JWP025.04 Rev01, dated April 2023) and the comments from Natural England in their letter dated 24.04.23 confirming that they are in agreement with the conclusions in the Habitat Regulations Assessment that, with appropriate mitigation in place (as secured by condition 22 of this permission) the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of the Morecambe Bay and Duddon Estuary Special Protection Area, Morecambe Bay Ramsar and Wyre Estuary Site of Special Scientific Importance, 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 Habitat Regulations Assessment by “Haycock & Jay Associates Ltd” as part of its decision.

Design of play area for condition 31:

The applicant is advised that, in resolving to grant planning permission, members of the Planning Committee expressed their expectation that the design of the play equipment to be contained within the Local Area of Play (the details of which are required by subsection b) of condition 31) should include the use of natural materials (such as timber) in the construction of the play equipment to ensure that this integrates sympathetically with the semi-

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rural character of the area. This requirement should be reflected within any application for approval of details reserved by condition 31.

Application No:	22/0875	Application Type:	Change of Use
Applicant:	MR ROBINSON	Agent:	PWA Planning
Location:	12 ST THOMAS ROAD LYTHAM ST ANNES LANCASHIRE FY8 1JL		
Proposal:	CHANGE OF USE FROM AN 8 BEDROOM DWELLING (USE CLASS C3) TO A 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS SUI GENERIS)		
Ward:	Central	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan drawn at scale 1/1250
- Proposed Elevations Plan - Drawing no. 7245-04 Rev B
- Proposed Basement and Ground Floor Layout Plan - Drawing no. 7245-09 Rev A
- Proposed First and Second Floor Layout Plan - Drawing no. 7245-10 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 and National Planning Policy Framework.

3. The bicycle store and bicycle parking spaces indicated on the plan listed in condition 2 of this decision shall be constructed and made available for use in accordance with that duly approved plan prior to the first use of the premises for the use hereby approved. The bicycle store shall thereafter remain available for the intended use at all times that the HMO use is operational.

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.

4. The use hereby approved shall not commence until the internal and external alterations to the building that are designed to facilitate the HMO use have been completed in full accordance with the details shown on the

approved plan listed in Condition 2. The works and internal layout shall remain as shown whilst the HMO use is undertaken at the property.

Reason: To ensure that the property provides an appropriate appearance in the streetscene and standard of accommodation for the occupiers in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the following fenestration 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) prior to the first use of the building for the House in Multiple Occupation use hereby approved.

- The first floor gable window to bed 4
- The first floor gable window to bed 5
- The second floor gable window to the shared kitchen
- The second floor gable window to bed 7
- The second floor gable window to bed 8

The duly installed obscured glazing shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the building and existing properties 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.

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:	23/0257	Application Type:	Full Planning Permission
Applicant:	HENCO INTERNATIONAL LTD	Agent:	MR NIGEL PEEL
Location:	JUNCTION AT BROOKLANDS WAY AND WESTBY CLOSE WESTBY WITH PLUMPTON		
Proposal:	1) ERECTION OF SINGLE BUILDING TO PROVIDE FOUR UNITS FOR LIGHT INDUSTRIAL (CLASS E(g)(iii)), OR GENERAL INDUSTRY (B2) OR STORAGE AND DISTRIBUTION (CLASS B8) USE, WITH ASSOCIATED ACCESS FROM BROOKLANDS WAY, CAR PARKING AND LANDSCAPING ARRANGEMENTS, 2) EXPANSION OF TRAVIS PERKINS COMPOUND AREA WITH ACCESS FROM AN EXTENDED PLUMPTON CLOSE, 3) VEHICULAR ACCESS FROM WESTBY CLOSE.		
Ward:	Warton and Westby	Parish:	Westby with Plumpton

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan - drawing no. 15-06-S5B-01.
- Proposed Block Plan - drawing no. 15-06-S5B-3-T
- Proposed Business Units 7-10 Plan and Elevations - drawing no. 15-06-S5B-20-C
- Ancillary Structures - drawing no. 15-06-S5B rev A
- Bin Store Construction Details - drawing no. 15-06-5B-35

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

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) hereby approved shall be used for the following use classes only:

- Class E(g)(iii)
- Class B2

- Class B8

and for no other purpose (including any other uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order.

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

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the provision of any mezzanine floor within the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) hereby approved shall, under no circumstances, exceed an area that is equivalent to 75% of the internal ground floor area of each unit as approved.

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

5. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, any retail sales from the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location, in accordance with Policy EC1 and EC5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and NPPF21.

6. No goods of any description shall be stored on the 'Business Development' site (as annotated on drawing no. 15-06-S5B-3-T) other than within the buildings.

External storage of goods within the Travis Perkins yard area extension shall not exceed a height of 4.5 metres.

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

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

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

8. No part of the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) hereby approved shall commence until a detailed scheme for the construction of the site vehicular access arrangements and off-site highway improvements associated for that element of the development has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme(s) shall include, but is not limited to, the following:

- Site access point from Brooklands Way.
- Provision of tactile crossing points to the access with Brooklands Way.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

9. No part of the Travis Perkins yard extension hereby approved shall commence until a detailed scheme for the construction of the site vehicular access arrangements and off-site highway improvements associated to that element of the development has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme(s) shall include, but is not limited to, the following:

- Site access points from Plumpton Close.
- Provision of tactile crossing points to the access points with Plumpton Close.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

10. No part of the Westby Close access hereby approved shall commence until a detailed scheme for the construction of that access and off-site highway improvements associated to that element of the development has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme(s) shall include, but is not limited to, the following:

- Site access points from Westby Close.
- Provision of tactile crossing points to the access points with Westby Close.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

11. The access arrangements and off site highway works approved by the discharge of conditions 8, 9 and 10, pedestrian access points, car parking (including disabled spaces), covered cycle store, motorbike parking and vehicular manoeuvring areas as detailed on drawing titled 'Proposed Block Plan' (drawing reference: 15-06-S5B-30-T), must be made available for use prior to first occupation of the associated phase of development, and retained thereafter.

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

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

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

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

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

13. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (June 2023, Ref: CFC23026 Rev A).

The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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

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

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

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

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

15. Prior to commencement of each phase of the development hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme(s) must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

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

Prior to first use of the associated phase of development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

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

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme discharged by condition 10 (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing.

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

17. Prior to first use of the associated phase of development hereby approved, a lifetime management and maintenance plan for the approved foul and surface water drainage for that phase of development shall be submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To ensure that flood risks from the development to the future occupiers of the development and the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development is constructed in accordance with the duly approved surface water drainage scheme and that suitable measures are put in place for its future management and

maintenance in accordance policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

18. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) or Travis Perkins yard extension hereby approved shall be brought into use until a soft landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the associated phase of development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

19. 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.

20. The boundary treatments as detailed on the submitted site plan (drawing no. 15-06-S5B-3-T) and Ancillary Structures detail (drawing. no 15-06-S5B rev A) shall be constructed in full accordance with the duly approved details prior to first occupation of the associated phase of development, and shall be retained as such thereafter.

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

21. None of the Business Units (numbered 7-10 inclusively on drawing no. 15-06-S5B-3-T) hereby approved shall be occupied until the external bin stores indicated on that drawing have been constructed in accordance with drawing no. 15-06-5B-35a. The bin stores shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles in the interests of the amenity of the site and surrounding area, in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

22. 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.

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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.

23. If, during development, contamination is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

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

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

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

Informative(s)

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

Blackpool Airport Crane Height Informative:

At least 21 days before commencement of the development, the developer must email safeguarding@blackpoolairport.com if any equipment to be used during construction will exceed the maximum height of the finished development (e.g. tower cranes, piling rigs). Notification of the equipment shall be made on the standard Crane Permit request form available on the Blackpool Airport website and include:

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

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

Application No:	23/0369	Application Type:	Full Planning Permission
Applicant:	Fylde Council	Agent:	Mr Ken Graham
Location:	LIFEBOAT MUSEUM EAST BEACH LYTHAM ST ANNES FY8 5EX		
Proposal:	INSTALLATION OF POLE MOUNTED CCTV CAMERA AND ANTENNA FOLLOWING THE REMOVAL OF EXISTING POLE MOUNTED CCTV CAMERA.		
Ward:	Lytham West	Parish:	

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 - Windmill Site Plan dated 11/05/2023
- bracket Detail - ACP Wall Mounted Pole datasheet
- Antenna Detail - Proxim data sheet for Quickbridge 10100-xxx transmitter
- CCTV Camera Details - Pelco datasheet for Spectra Pro 4K Series IP PTZ Outdoor Camera
- Supporting Statement - Instrom Planning and Heritage Statement

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

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

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

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

4. In the event that the CCTV camera is no longer required for purposes associated with the security and surveillance of the surrounding area, or ceases to be operational, the camera and supporting bracket shall be

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removed from the building so that it is 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.

Reason: To ensure that the harm created by this development to the listed building and conservation area is removed when the public benefits that accrues from its use ceases to be realised. This is to reflect guidance in para 202 of the NPPF and Policy ENV5 of Fylde Local Plan to 2032 (incorporating Partial Review).

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:	23/0370	Application Type:	Listed Building Consent
Applicant:	Fylde Council	Agent:	Mr Ken Graham
Location:	LIFEBOAT MUSEUM EAST BEACH LYTHAM ST ANNES FY8 5EX		
Proposal:	LISTED BUILDING CONSENT FOR INSTALLATION OF POLE MOUNTED CCTV CAMERA AND ANTENNA FOLLOWING THE REMOVAL OF EXISTING POLE MOUNTED CCTV CAMERA.		
Ward:	Lytham West	Parish:	

Decision

Granted

Conditions

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

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s)

1. For the avoidance of doubt, this consent relates to the following plans:
 - Location Plan - Windmill Site Plan dated 11/05/2023
 - bracket Detail - ACP Wall Mounted Pole datasheet
 - Antenna Detail - Proxim data sheet for Quickbridge 10100-xxx transmitter
 - CCTV Camera Details - Pelco datasheet for Spectra Pro 4K Series IP PTZ Outdoor Camera
 - Supporting Statement - Instrom Planning and Heritage Statement
2. 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.