



MINUTES

Planning Committee

Date:	Wednesday, 8 November 2023
Venue:	Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Peter Collins, Martin Evans, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle.
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham, Matthew Taylor, John Copestake and Katharine McDonnell
Other Attendees:	Councillor Hayhurst and six members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, 8 November 2023](#)

Public Speaking at Planning Committee

Two requests to speak relating to applications had been received.

In regard to application 23/0256 Mill Farm Sports Village, Fleetwood Road, Medlar with Wesham. Mr Richard Nulty spoke against the application. Mr Mathew Wyatt, planning agent, spoke in support of the application.

Councillor Hayhurst addressed the committee in regard to application 23/0555, Bonds of Elswick, Bonds Lane, Elswick.

Procedural Items

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 4 October 2023 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

4. Planning Matters

The Committee considered the schedule of planning applications. The following proposals which diverged from the recommendations in the schedule were moved during the consideration of the relevant application:

Concerning application 23/0256 Mill Farm Sports Village, Fleetwood Road, Medlar with Wesham, Councillor Ledger moved refusal, for the reason that in the absence of any essential requirement for the relocation of the existing balancing pond to the proposed location and of any masterplan that would demonstrate the future comprehensive development of the site, the proposal, due to its engineered appearance, would result in an unacceptable form of urbanising development that would harm the intrinsic character of the countryside and so would be contrary to the provisions of Policy GD4 of the Fylde Local Plan to 2032 (incorporating Partial Review). Councillor Peter Collins seconded the motion. The motion was lost.

Regarding application 23/0555 Bonds of Elswick, Bonds Lane, Elswick, Councillor Evans proposed that condition 3 be amended to state “..with not less than 4 of the dwellings including an element of render treatment to the front elevations, with plot 1 being one of those to be render treated.” The reason being to improve visual amenity. The proposal was seconded by Councillor Nixon. The motion was approved.

In regard to application 23/0358 land rear of 69-77 Chain Lane and off Occupation Lane, Staining, members of the committee proposed that the following wording be to condition 21 between the first and second sentences: “These vehicle parking areas shall comprise a permeable hard surface other than tarmac.” The motion was approved.

It was therefore RESOLVED to decide the applications as stated in the schedule attached.

Information Items

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

5. List of Appeals Decided

There had been no appeals decided between 22 September and 27 October 2023.

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

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Site Location Plan - Drawing no. 6513_AP_01 revision P2.
- Proposed Site Plan - drawing no. 6513_AP_03 revision P3.

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

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

3. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to commencement of the development hereby approved, a soft landscaping scheme for the pond to be infilled and the new pond shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs.

The approved landscaping scheme for the infilled pond shall be implemented within the next available planting season following the infilling of that pond.

The approved landscaping scheme for the new pond shall be implemented within the next available planting season following excavation of that pond.

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

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of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4, ENV1 and ENV2, and the National Planning Policy Framework.

4. No development shall take place until a method statement for the containment, control and/or removal of any invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) which fall within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

a) measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant (as defined by the Wildlife and Countryside Act 1981, as amended).

b) a timetable for implementation (including any phasing for removal/control on different parts of the site);

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which have been identified at the site before any development commences on affected areas of the site in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

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

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

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

6. Prior to commencement of the development hereby approved (including any site clearance, excavation or infilling of the existing pond) a construction phasing scheme that outlines a timetable for implementation of the development shall be submitted to and approved in writing by the Local Planning Authority. The phasing scheme shall include, but not be limited to, the timing of works relating to site clearance, excavation of the new pond, connection of existing surface water drainage to the new pond, infill of the new pond, and that appropriate mechanisms are put in place to ensure that appropriate surface water drainage of the site is maintained throughout that period.

The development shall be constructed in complete accordance with the approved construction phasing scheme.

Reason: To ensure that adequate measures are put in place for the disposal of surface water in accordance with policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk and Surface Water Drainage Strategy (TRP Consulting, Project 7198, May 2023) and drawing no. 7198-TRP-ZZ-XX-DR-D-4200 revision P02a.

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

8. This consent does not grant approval for any surface water or foul drainage design associated to those land parcels annotated as 'Future Development Plot' as detailed on drawing number 7198-TRP-ZZ-XX-DR-D-4200 revision P02a.

Reason: To ensure that an acceptable drainage design is provided for all future development plots, so that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

9. Prior to first use of the 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 referred to in condition 7, 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.

10. Prior to first operational use of the replacement pond as part of the surface water drainage arrangements on the Mill Farm site, a lifetime management and maintenance plan for the approved surface water drainage system 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.

11. 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

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has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Ecology Informative:

The initial drain-down and site clearance of the existing SUDS feature should be undertaken with care and under the supervision of a suitably qualified person, to avoid harm to any amphibians or other aquatic wildlife which may use this feature.

Item Number 2

Application No:	23/0358	Application Type:	Full Planning Permission
Applicant:	ELITE DEVELOPMENT GROUP LTD	Agent:	RICHARD TATHAM
Location:	LAND REAR OF 69-77 CHAIN LANE AND OFF OCCUPATION LANE, STAINING, FY3 0DB		
Proposal:	ERECTION OF FOUR DWELLINGS AND FORMATION OF ASSOCIATED ACCESS ROAD OFF OCCUPATION LANE		
Ward:	Staining New	Parish:	Staining

Decision

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) A contribution of £34,652.80 towards the provision and ongoing maintenance of off-site biodiversity net gain habitat features within the borough of Fylde.
- b) A fee equivalent to £300 per trigger towards the Council's costs incurred in monitoring the contribution set out in a).

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:

- Scale 1:1250 location plan
- Drawing no. 22-109-8 Rev H – Proposed site plan.
- Drawing no. 22-109-1 Rev A – Floor plans house type A.
- Drawing no. 22-109-2 Rev B – Elevations house type A.
- Drawing no. 22-109-3 Rev A – Floor plans house type B.
- Drawing no. 22-109-4 Rev C – Elevations house type B.
- Drawing no. 22-109-5 Rev B – Floor plans house type C.
- Drawing no. 22-109-6 Rev C – Elevations house type C.
- Drawing no. 22-109-9 – Floor plans house type D.
- Drawing no. 22-109-10 – Elevations house type D.
- Drawing no. 22-109-11 – Proposed boundary treatments.
- Drawing no. 7272.01 Rev C – Landscape proposal.
- Drawing no. 23193-PWA-00-XX-DR-C-2000 Rev P05 – Proposed external works.
- Drawing no. 23193-PWA-00-XX-DR-C-2001 Rev P03 – Proposed site sections.
- Drawing no. 23193-PWA-00-XX-DR-C-6100 Rev P02 – Vehicle tracking.

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 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 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. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the finished building floor levels and external ground levels for each plot shown on drawing no. 23193-PWA-00-XX-DR-C-2000 Rev P05.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings 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.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, construction of the development shall be carried out in strict accordance with the details, mitigation measures and timetable identified within the document titled "Construction Method Statement" dated 7 August 2023 by 'Beckett Estates Ltd' throughout the entirety of the construction period.

Reason: In order to ensure that appropriate measures are put in place 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 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in the document titled "Arboricultural Implications Assessment (AIA)" dated 11 September 2023 by 'Arbconsultants Ltd'. The tree and hedgerow protection measures identified on the Tree Protection Plan which forms Appendix 5 of the same document shall be implemented before any other development takes place and shall be maintained as such thereafter for the entirety of the construction period.

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

7. With the exception of those specimens identified within the document titled "Arboricultural Implications Assessment (AIA)" dated 11 September 2023 by 'Arbconsultants Ltd', 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.

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. 7272.01 Rev C 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. 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 and to provide appropriate biodiversity enhancements in

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accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, 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. 22-109-8 Rev H and 22-109-11 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.

10. Notwithstanding the provisions of Schedule 2, Part 2, 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), other than those means of enclosure expressly authorised by this permission no gate, fence, wall or other means of enclosure over a height of 1.2 metres above ground level shall be erected or constructed in the following locations:

- a) On any area of land located outside the curtilage of any of the dwellings hereby approved.
- b) On any area of land located to the east of the outermost wall of the east facing (side) elevation of the dwelling on plot 4 (identified on drawing no. 22-109-8 Rev H).
- c) On any area of land located to the north of the outermost wall of the north facing (side) elevation of the dwelling on plot 1 (identified on drawing no. 22-109-8 Rev H).

Reason: To ensure that the height of boundary treatments which occupy sensitive locations in relation to surrounding roads and the rural fringes of the development site is restricted to avoid the erection or construction of unduly tall, solid and/or imposing boundary treatments in these sensitive locations which would undermine the quality of the scheme's design in order to preserve the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

11. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, surface and foul water from the development hereby approved shall be disposed of in accordance with the drainage strategy detailed in the document titled "Surface Water and Foul Water Drainage Strategy" Revision A, dated September 2023 by 'Reford Consulting Engineers Limited'. All drainage infrastructure detailed in the approved strategy shall be fully installed and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water 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 an Operation and Maintenance Scheme for the lifetime of the surface water drainage system to be installed pursuant to condition 11 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, attenuation features and connecting drainage structures, 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;

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- 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.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

14. The development shall be carried out in full accordance with the measures (including their timetable for implementation) detailed within the document titled "Reptiles, Amphibians & Mammals - Reasonable Avoidance Measures Statement (RAMS)" by 'Tyrer Ecological Consultants Ltd'.

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

15. The development shall be carried out in full accordance with the measures (including their timetable for implementation) detailed within the document titled "Method Statement in relation to Invasive Plant Species" dated September 2023 (Issue 1.0) by 'Tyrer Ecological Consultants Ltd'.

Reason: To avoid the spread and ensure the satisfactory treatment and disposal of invasive plant species in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD9 and ENV2, and the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

16. None of the dwellings hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures, including details of their number, location and specification, into the development has been submitted to and approved in writing by the Local Planning Authority:

- a) The installation of bat boxes.
- b) The installation of bird boxes.
- c) The installation of features for mammals and amphibians.

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The biodiversity enhancement measures shall thereafter be provided in accordance with the details in the duly approved scheme before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate mitigation for the loss of existing habitats and nesting opportunities and to secure the provision of proportionate biodiversity enhancements in accordance with the objectives 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 woodland Creation, Monitoring and Management Plan (CMMP) for the enhancement of the existing woodland in the south of the site to a 'good' condition shall be submitted to and approved in writing by the Local Planning Authority. The CMMP shall detail the measures to be put in place and actions to be taken to achieve the 'good' condition rating, including a timetable for their implementation, and shall provide a strategy and timetable for future monitoring, management and remedial actions to ensure this is sustained. The development shall thereafter be carried out and maintained in accordance with the details in the duly approved CMMP and the timetable contained therein.

Reason: To ensure that the development maximises opportunities for delivering measurable net gains in biodiversity on the site through the provision of the habitat creation measures identified within the document titled "Biodiversity Net-gain Assessment" dated 11 September 2023 (issue no. 1.5) by 'Tyrer Ecological Consultants Ltd' which, as far as practicable, compensate for the development's impact on existing habitat features within the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

18. The on-site biodiversity net gain habitat creation measures identified within the document and plan listed in a) and b) below shall be implemented before the development is substantially completed.

- a) Document titled "Biodiversity Net-gain Assessment" dated 11 September 2023 (issue no. 1.5) by 'Tyrer Ecological Consultants Ltd'.
- b) Drawing no. 7272.01 Rev C – Landscape proposal.

A report verifying the implementation of the on-site biodiversity net gain habitat creation measures identified in a) and b) shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: To ensure that the development maximises opportunities for delivering measurable net gains in biodiversity on the site through the provision of proportionate habitat creation measures which, as far as practicable, compensate for the development's impact on existing habitat features within the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

19. Before any of the dwellings hereby approved are first occupied, a 30 year Habitat Management Plan (HMP) containing a strategy for the future management and maintenance of the on-site biodiversity net gain habitats to be created pursuant to condition 18 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;

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- 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-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.

20. 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 has been submitted to and approved in writing by the Local Planning Authority:

- a) The widening of Occupation Lane to create a passing place in the location shown on drawing no. 22-109-8 Rev H.
- b) The provision of tactile paving and associated kerbing works on both sides of the junction between Occupation Lane and Chain Lane to create a pedestrian crossing over the junction.
- c) The re-surfacing of Occupation Lane from its junction with Chain Lane up to and including its junction with the development access.

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 ensure a safe and suitable means of access to the site for all users, to enhance pedestrian access to the site and the safety of pedestrian traffic utilising the junction (having particular regard to Occupation Lane's status as a Public Right of Way) and to ensure that any damage caused to the surface of Occupation Lane (a private road) during the construction period is rectified through the re-surfacing of the lane in the interests of highway safety, to maximise opportunities for travel by sustainable modes of transport and to ensure that the Public Right of Way network is maintained and enhanced in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

21. 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. These vehicle parking areas shall comprise a permeable hard surface other than tarmac. 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.

22. Before any of the dwellings hereby approved are first occupied the development's access onto Occupation Lane, internal estate road and turning areas shown on drawing nos. 22-109-8 Rev H and 23193-PWA-00-XX-DR-C-6100 Rev P02 shall be fully constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and manoeuvring areas to serve the development and to provide suitable turning areas which allow vehicles to enter and exit the site in forward gear before the dwellings are first occupied in order to ensure a safe and suitable means of access to the development for all 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.

23. 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.

24. The 1 metre high glass balustrades to the rear of the Juliet balconies for the dwellings on plots 1 and 3 hereby approved shall be installed in the positions shown on drawing nos. 22-109-3 Rev A, 22-109-4 Rev C, 22-109-5 Rev B and 22-109-6 Rev C before the balconies on each associated dwelling are first brought into use, and shall be retained as such thereafter.

Reason: To ensure that the balconies do not protrude beyond the rear elevation of the dwellings on plots 1 and 3 to restrict views towards adjacent properties from the balconies in order to safeguard the privacy and amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

25. 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 integral garages of the dwellings on plots 1 and 3 hereby approved shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway for the dwellings on plots 1 and 3 which rely on the provision of parking spaces within garages to allow for that in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

26. No part of the flat roofs of the ground floor outriggers to the rear of the dwellings on plots 1 and 3 hereby approved shall be used as a balcony, roof terrace or any other outdoor amenity area.

Reason: To safeguard the privacy of adjoining occupiers by minimising the potential for overlooking in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Highways:

The highway improvement works involving the provision of tactile paving at the junction of Occupation Lane and Chain Lane required by condition 20 of this permission involve works within the adopted highway which will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Local Highway Authority before works begin on site.

3. Public rights of way:

Occupation Lane is a private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road and rights to make alterations to the private access to form the site access and provide the passing place.

Occupation Lane is also a designated Public Right of Way (FP0512004). The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The right of way should remain free from obstruction and should not be used to store materials, vehicles or machinery. If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made prior to commencing those works. Applications should be made 4 weeks before commencement to avoid delay to the works. If a diversion is needed or intended the applicant needs to ensure that the diversion is in place prior to any work commencing on a public right of way. Any disturbance of the existing route, without the appropriate confirmed Diversion Order would be liable to enforcement action taken against the developer. Further details can be found by contacting PROW@lancashire.gov.uk.

Application No:	23/0529	Application Type:	Change of Use
Applicant:	MR ANDREW FARE	Agent:	MRS MARY MILLER
Location:	NORCROSS, PARROX LANE, NEWTON WITH CLIFTON PRESTON PR4 3RR		
Proposal:	CHANGE OF USE OF LAND TO PROVIDE 7 ADDITIONAL HARDSTANDING PITCHES FOR TOURING CARAVANS AND 3 GRASS PITCHES FOR TOURING CARAVANS OR CAMPING INCLUDING FORMATION OF ASSOCIATED ACCESS TRACK, TOILET AND SHOWER BUILDING AND INSTALLATION OF PACKAGE TREATMENT PLANT		
Ward:	Rural East Fylde	Parish:	Newton with Clifton

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Site Location Plan (Drawing no. 344233, 431243)
- Proposed Site Plan (Scale 1:500, amended plan, received by the Local Planning Authority on 12th October 2023)
- Proposed Camp Site - Facilities (Scale 1:50)
- Proposed Permeable Stone Track (Scale 1:25)

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. Other than quiet internal building operations such as plastering and electrical installation, works associated with site preparation, delivery of materials and construction shall only take place between the hours of 08:00 and 18:00 Monday-Friday and between the hours of 08:00 and 13:00 on Saturdays, with no works to take place on Sundays or Bank Holidays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance during hours when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials

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to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

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

5. The proposed soft landscaping scheme (Proposed Site Plan, scale 1:500, received by the Local Planning Authority on 12th October 2023) including the proposed hedgerow planting (Hedgerow Condition Survey, received by the Local Planning Authority on 30th October 2023) shall be carried out during the first planting season after any of the pitches hereby approved are first brought in to use, 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 in accordance with the recommendations set out in the Hedgerow Condition Survey, or otherwise 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 compensate for the loss of existing planting within the site 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.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

7. The development shall be carried out in full accordance with the precautionary amphibian protection measures (including their timetable for implementation) detailed within the method statement prepared by 'envirotech' and dated 31 July 2023 (ref: 4685).

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

8. The caravan site hereby approved shall be laid out in accordance with the details on Proposed Site Plan (Scale 1:500, amended plan, received by the Local Planning Authority on 12th October 2023), resulting in seven new hardstanding pitches alongside the five existing hardstanding pitches on site, with three grass pitches for tents. No more than 12 caravans shall be located on site at any one time.

Reason: To define the permission and layout on the site in the interests of clarity and the character and visual amenity of the area, in accordance with Local Plan Policies ENV1, GD1, GD3, GD4 and GD7, as well as with the National Planning Policy Framework.

9. Before the use hereby permitted first taking place, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall set out details of how and from where the site will be managed, the time periods the 'manager' is available, security arrangements for the site, contact details out of hours for the Manager, emergency procedures, details of the size, siting and design of signage to direct users to the site from the public highway etc. The development shall thereafter be operated in full accordance with the duly approved Management Plan.

Reason: To provide adequate supervision and security on the site in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) Policies GD3, EC6 and EC7, and the aims of the National Planning Policy Framework.

10. The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of the caravans, details of their main home addresses, and shall record the length of stay on the site. This information shall be made available to the Local Planning Authority at their request, and shall be provided within 7 days of any such request being made.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) Policies GD3 and EC7, and the aims of the National Planning Policy Framework.

11. None of the touring caravans/motor homes located on the site shall be occupied as a permanent, sole or main place of residence for any occupant.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Fylde Local Plan to 2032 (incorporating Partial Review) Policies GD3 and EC7, and the aims of the National Planning Policy Framework.

12. Foul and surface water shall be managed and drained in accordance with the details provided in the Utilities Statement (prepared by 'rural futures'). The duly approved scheme shall be implemented before any of the pitches hereby approved are first brought in to use.

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

13. The new access track shall be constructed in accordance with the duly approved details (Permeable Stone Track plan, received by the Local Planning Authority 12 October 2023) and made available for use before the pitches hereby approved are first brought in to use.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works, in 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.

Item Number 4

Application No:	23/0555	Application Type:	Variation of Condition
Applicant:	NEWPARK HOMES LLP	Agent:	WENDY LEUNG
Location:	BONDS OF ELSWICK, BONDS LANE, ELSWICK, LANCASHIRE PR4 3ZE		
Proposal:	APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 23/0038 TO ALLOW: 1) THE SUBSTITUTION OF HOUSE TYPES ON PLOTS 4 AND 5 WITH RE-HANDED VERSIONS OF THE APPROVED HOUSE TYPES; 2) THE SUBSTITUTION OF THE APPROVED HOUSE TYPE ON PLOT 8 WITH AN ALTERNATIVE HOUSE TYPE; AND 3) THE INTRODUCTION OF A RENDERED FINISH TO THE GROUND FLOOR OF PLOTS 2, 4, 6 AND 8		
Ward:	Rural North Fylde	Parish:	Elswick

Decision

Granted

Conditions

1. The development must be begun not later than the expiration of three years from the date of planning permission ref. 20/0363. (ie by 1 April 2025)

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 and to ensure that the date of expiry of this permission is consistent with the extant planning permission that is to be varied.

2. This permission relates to the following plans:

- Location Plan - Drawing no. SL01 Rev A
- Proposed Site Layout - Drawing no. PL01 Rev E
- House Type 1 Plot 1 Elevations - Drawing no. 4B-1407 (2) Rev A
- House Type 1 Plot 1 Floor Plans - Drawing no. 4B-1407-P2 Rev A
- House Type 1 Plot 2 Elevations - Drawing no. 4B-1407 (2) Rev C
- House Type 1 Plot 2 Floor Plans - Drawing no. 4B-1407-P2 Rev B
- House Type 2 Plots 3 & 7 Elevations – Drawing no. 4B-1407(1) Rev D
- House Type 2 Plots 3 & 7 Floor Plans – Drawing no. 4B-1407-P Rev D
- House Type 2 Plot 4 Elevations – Drawing no. 4B-1407(1) Rev D
- House Type 2 Plot 4 Floor Plans – Drawing no. 4B-1337-P
- House Type 2 Plot 5 Elevations – Drawing no. 4B-1337(5)
- House Type 2 Plot 5 Floor Plans – Drawing no. 4B-1337(P5)
- House Type 2 Plot 6 Elevations – Drawing no. 4B-1407(1) Rev C
- House Type 2 Plot 6 Floor Plans – Drawing no. 4B-1407-P Rev C
- Plot 8 Elevations – Drawing no. P8-EL Rev E
- Plot 8 Floor Plans – Drawing no. P8-FP Rev D

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

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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. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials with not less than 4 of the dwellings including an element of render treatment to the front elevations, with plot 1 being one of those to be render treated. The development shall thereafter be implemented in accordance with the duly approved details.

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

4. No above ground works of development shall take place until details of the finished floor levels for each dwelling and the 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 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.

5. No above ground works of 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. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- separate systems for the disposal of foul and surface water;
- an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- a timetable for implementation, including details of any phased delivery; and
- details of how the drainage system will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and shall be managed and maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the

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

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before any of the dwellings hereby approved are first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the dwellings hereby approved shall be occupied until a scheme for the construction of all hard surfaced areas of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the layout, design and construction (including sub layers and surfacing materials) of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be laid out and made available for use in accordance with the duly approved scheme and the timetable contained therein.

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

8. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in section 4 of the Arboricultural Impact Assessment prepared by Karen O'Shea of 'Urban Green' (dated March 2020) and approved under planning permission ref. 20/0363. The identified tree and hedgerow protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

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

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

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Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

10. The development shall be carried out in full accordance with the Construction Method Statement submitted by MCK Associates Ltd on 17 March 2023 and approved under planning permission ref. 23/0038.

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

11. The private vehicle parking and manoeuvring areas for each dwelling (including areas of driveway and car port) shall be constructed and made available for use in accordance with the details shown on the approved site plan listed in condition 2 before each associated dwelling is first occupied. This shall ensure that not less than 2 in-curtilage parking spaces are available for the use of each property, with these spaces retained as available parking and manoeuvring areas at all times thereafter.

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.

12. No above ground works of development shall take place until a scheme for the siting, layout, design and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- a) The provision of a junction table at the junction of Beech Road, Ash Road, and Bonds Lane.

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

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

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Highway Authority Engagement informative

Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section 38 and/or section 278 Agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works to be carried out within the adopted highway.

Application No:	23/0626	Application Type:	Householder Planning Application
Applicant:	MICHELLE MORRIS	Agent:	MR PETER ENTWISTLE
Location:	19 ST PAULS AVENUE, LYTHAM ST ANNES, LANCASHIRE FY8 1ED		
Proposal:	DEMOLITION OF EXISTING DETACHED GARAGE AND ERECTION OF REPLACEMENT DETACHED GARAGE/GARDEN ROOM		
Ward:	Ansdell & Fairhaven	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 - Drawing no. PCE-Morris-July-23Site location
- Proposed Plans & Elevations - Drawing no. PCE-Morris-July-23-Planning

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 materials used on the external surfaces of the development shall match those of the existing dwelling in terms of type, colour, texture and scale.

Reason: To ensure the use of appropriate materials which are compatible with the character of the host building and 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.