

Minutes

Development Management Committee



Date:	Wednesday, 4 March 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Alan Clayton, Maxine Chew, Peter Collins, Charlie Duffy, Dr Trevor Fiddler, Angela Jacques, Barbara Nash, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather Speak, Vivienne M Willder
Officers:	Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey, Clare Lord
Members of the public:	Approx. 15 members of the public were in attendance at the meeting

Mr Bernard Judge

The Committee observed a minute's silence as a mark of respect for Bernard Judge (long standing employee of the Council) who sadly died on 3 March.

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.

The Chairman, Councillor Ben Aitken declared a personal and prejudicial interest in application no 15/0001 (advertisement consent) relating to St Peter's RC Church, Clifton Street, Lytham and withdrew from the meeting during the consideration and voting thereon.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Development Management Committees held on 4 February 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Christine Akeroyd for Councillor Tim Armit

Councillor Angela Jacques for Councillor Fabian Craig- Wilson

Councillor Julie Brickles for Councillor Linda Nulty

Councillor Alan Clayton for Councillor Kiran Mulholland

Councillor Elizabeth Oades for Councillor Peter Hardy

4. Development Management matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

Following detailed consideration of each application, it was RESOLVED;

1. To decide the applications as stated in the schedule attached.
2. To request an urgent meeting with United Utilities, Environment Agency and Lancashire County Council in order to discuss the apparent discrepancy between advice offered in consultation responses to planning applications and local evidence of problems relating to flooding and drainage issues, particularly in the light of the need to deliver additional housing in Fylde.

(Councillor Albert Pounder was not in the room during the consideration of planning application 14/0823 relating to Site 5, West of Brooklands Way, Whitehills, Westby with Plumpton and did not therefore vote on the matter)

(Councillor Elizabeth Oades was not in the room during the consideration of planning applications 14/0103 (357 Clifton Drive North, St Annes) and 15/0001 (St Peter's RC Church, Clifton Street, Lytham) and did not therefore vote on the matters)

(The Vice-Chairman, Councillor Kevin Eastham was in the Chair during consideration of planning application no 15/0001 relating to St Peter's RC Church, Clifton Street, Lytham)

5. List of appeals Decided/ Enforcement Notices determined

Members were advised of appeal decision letters that had been received between 21/01/2015 and 20/02/15. In addition, details of two appeals against the service of enforcement notices were set out in the report. Members were advised that both the appeals were dismissed and the enforcement notices upheld.

IT WAS RESOLVED to note the report.

6. Exclusion of the Public

IT WAS RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 7 of Schedule 12A of the Act.

7. Authority to Commence Prosecution – Unauthorised Display of Advertisements

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) relating to proposals to commence prosecution relating to the unauthorised display of advertisements on land within the borough.

Following consideration of this matter IT WAS RESOLVED:

1. That authority be granted to officers to commence legal proceedings against the continued unauthorised display of advertisements at the land identified in the report, including prosecution through the Magistrates Court.
2. That the authority to commence prosecution for any other breach of Advertisement Regulations be delegated to the Director of Development Services with such powers pursued where it is expedient to do so and that the outcome of any actions taken be reported to the next available meeting of the Development Management Committee.

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Development Management Committee Minutes

04 March 2015

Item Number: 1

Application Reference:	14/0103	Type of Application:	Full Planning Permission
Applicant:	c/o James Morgan Cars	Agent :	Stanton Andrews
Location:	357 CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2PA		
Proposal:	PROPOSED ERECTION OF TWO DETACHED DWELLINGS FOLLOWING DEMOLITION OF GARAGES AND OUTBUILDING TO REAR WITH NEW BIN STORE TO FRONT AND REVISED PARKING ARRANGEMENTS		

Decision

Full Planning Permission:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 That the development hereby approved shall relate to the following drawings:

- Location Plan - Malcolm Hughes Land Surveyors February 2014
- Existing Site Plan - Stanton Andrews Architects drawing 12/59 Ex 1 Rev A
- Existing Elevations - Stanton Andrews Architects drawing 12/59 Ex 2
- Proposed Floor Plans - Stanton Andrews Architects drawing 12/59 PI 2 Rev C
- Proposed Elevations 1 - Stanton Andrews Architects drawing 12/59 PI 3 Rev C
- Proposed Elevations 2 - Stanton Andrews Architects drawing 12/59 PI4 Rev A

For the avoidance of doubt and as agreed with the applicant.

- 3 Notwithstanding any denotation on the approved plans full details of the roofing and facing materials for the buildings hereby approved including their size, texture and colour shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development as required by Policy HL2 of the Fylde Borough Local Plan.

- 4 Notwithstanding any denotation on the approved site plan details of the extent, materials and method of construction of the external surface materials for the driveway, parking and turning spaces and any other surfaced areas to the properties hereby approved shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development in accordance with the character of the area and to minimise the potential for damage to the tree on the site frontage.

- 5 Prior to the commencement of any development hereby approved a scheme to indicate the design, glazing arrangement, construction materials, opening style and colour for all windows to the two dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with this approved detail.

To ensure the provision of suitable windows that preserve or enhance the character of the conservation area as required by Policy EP3 of the Fylde Borough Local Plan.

- 6 Prior to the commencement of any development hereby approved a scheme to indicate the design and construction material for the bin storage area indicated on the proposed site plan approved under condition 2 of this permission shall be submitted to and approved in writing by the Local Planning Authority. This approved facility shall be provided in accordance with those details prior to the occupation of the first dwelling and shall be retained available for its intended purpose at all times thereafter.

To ensure the design and provision of a suitable bin storage facility to meet these needs for the development whilst preserving or enhancing the character of the conservation area as required by Policy EP3 of the Fylde Borough Local Plan.

- 7 That any windows to be inserted to the south west facing elevation of the attached property (Unit B) hereby approved shall be fitted with glazing that is obscured to a degree that is at least equivalent to Pilkington Level Four. The windows shall thereafter be retained in that condition and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 [as amended], no windows of a different design or glazing type shall be inserted at any future time unless the express consent of the local planning authority has first been obtained.

To protect the amenity of the occupiers of that property and those in the existing flats as required by Policy HL5 of the Fylde Borough Local Plan.

- 8 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This plan shall include the location of any site compound, delivery vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction works and times of deliveries. The development shall be implemented in accordance with the approved Construction Plan.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 9 That the parking and turning areas indicated on the site plan approved under condition 2 of this planning permission shall be provided in accordance with that layout prior to the occupation of any dwelling hereby approved. These areas shall thereafter be retained as available for those intended purposes at all times.

To enable the provision of an appropriate level of on-site parking in the interests of highway safety and the character of the area as required by Policy SP2 of the Fylde Borough Local Plan.

- 10 Prior to the commencement of any development hereby approved a scheme to indicate the construction materials, heights, and routing of any boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. Only boundary treatments contained within this agreed schedule shall then be erected within the development.

To secure that any boundary treatments within the development preserve or enhance the character of the conservation area as required by Policy EP3 of the Fylde Borough Local Plan.

- 11 That prior to the commencement of any development details shall be submitted to and approved in writing by the Local Planning Authority of the existing and proposed ground levels across the site, and the proposed Finished Floor Levels of the proposed dwellings. The development of the site shall be undertaken in accordance with these approved details unless any deviations are submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the plot in question.

To ensure the site is constructed with a satisfactory appearance as required by Policy HL2 of the Fylde Borough Local Plan.

- 12 That prior to the commencement of any development on the site details of the surface and foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The development of the site shall be undertaken and maintained in accordance with these approved details.

To ensure that the site is suitably drained as required by Policy HL2 and Policy EP25 of the Fylde Borough Local Plan.

- 13 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A -F (inclusive) of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwellings or curtilages relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwellings and the surrounding area and the protected trees on the site.

- 14 Notwithstanding the provision of Class A of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	Gates, walls, fences
B	New access
C	Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwellings which may adversely affect the character and appearance of the dwellings and the surrounding area and the protected trees on the site.

- 15 That prior to the commencement of development a scheme for the design and location of bat boxes and other habitat enhancement measures for bat roosting and nesting opportunities shall be submitted to and approved in writing by the local planning authority. This scheme shall be implemented in the development in accordance with the phasings it contains.

To provide habitat and biodiversity enhancement as required by Policy EP19 of the Fylde Borough Local Plan.

- 16 That within three months prior to the commencement of any demolition works on the site a further survey of the building for the presence of bats shall be undertaken. Should this survey reveal a bat presence then the details of this survey and suggested

mitigation for the loss of this habitat shall be submitted to and approved by the local planning authority, with no further works undertaken until this has been assessed and the written approval of the local planning authority to permit work to continue has been issued. Any further development shall be implemented in accordance with the specified mitigation and its timings.

To ensure that the favourable conservation status of this protected species is maintained.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Lancashire County Council as Highway Authority will carry out these works at the developer's expense and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning 01772 538800 or writing to Lancashire County Council Customer & Business Support, Palatine Hall, Dalton Square, Lancaster LA1 1PW quoting the planning application number.

Item Number: 2

Application Reference:	14/0823	Type of Application:	Change of Use
Applicant:	West Register (Realisations) Ltd	Agent :	Indigo Planning Ltd
Location:	SITE 5, WEST OF BROOKLANDS WAY, WHITEHILLS, WESTBY WITH PLUMPTONS		
Proposal:	PROPOSED TEMPORARY CAR PARK (5 YEARS) FOR 245 CARS WITH ACCESS AND HEIGHT CONTROLS, AND PERIMETER KNEE RAIL		

Decision

Change of Use:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 This consent relates to the following plans and / or reports:

- Location Plan - Just H Architects
- Topographical Survey - Powers & Tiltman Ltd 6695-A-D3-D4
- Proposed Parking Plan - Just Architects AL20-Rev D
- Existing Services - Curtins TPIN1111-003
- Proposed Drainage Strategy - Curtins TPIN1111-501 Rev A
- Flood Risk Assessment - Curtins TPIN111/FRA Rev B
- Interim Travel Plan - Curtins TPMA1236
- Design & Access Statement - Just H Architects

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

- 3 Prior to the commencement of any development details of the methods to control entry to and exit from the car park hereby approved shall be submitted to and approved in writing. Only the approved details shall be implemented as part of the development.

To ensure a satisfactory appearance to the development in the interests of the character of the area.

- 4 That the parking area hereby approved shall cease to be used for car parking and the fencing, automatic barrier and height restrictor removed by 4 March 2020. Prior to that date, or any earlier cessation of the car parking use, a scheme for the reinstatement of the land shall have been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall then be implemented within a timescale that is to form part of the scheme and retained.

Reason: To ensure that the development is temporary and does not result in the permanent loss of employment land, and to ensure that the site retains an appropriate appearance for the character of the surrounding area.

- 5 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no

surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage

- 6 The car parking as indicated on the approved plans shall be constructed, drained, surfaced and laid out as shown on the approved plans prior to the first use of the car park and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking. The details of the construction and surface of the car park shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

To provide an appropriate layout and construction surface for the car park.

- 7 Prior to the first use of the car park a Framework Travel Plan shall have been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Framework Travel Plan shall be based on the Interim Travel Plan submitted with this application. All elements shall be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

To ensure that the development provides sustainable transport options.

- 8 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 9 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated 1 in 100 year critical storm to 4.8 l/s

so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

Item Number: 3

Application Reference:	14/0824	Type of Application:	Full Planning Permission
Applicant:	West Register (Realisations) Ltd	Agent :	Indigo Planning Ltd
Location:	SITE 6 AND 7, THOMPSON ROAD, WHITEHILLS, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5PN		
Proposal:	PROPOSED ERECTION OF TERRACE OF THREE INDUSTRIAL / STORAGE UNITS (CLASS B1c/B2/B8) OF 232M2 PER UNIT, AND ERECTION OF SINGLE INDUSTRIAL / STORAGE UNIT (CLASS B1c/B2/B8) OF 925M2. EACH UNIT TO HAVE ANCILLARY OFFICE SPACE, PARKING PROVISION AND SERVICE YARD AREAS		

Decision

Full Planning Permission:- Granted

Conditions and Reasons

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved

development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

2 This consent relates to the following plans and / or reports:

- Existing Site Plan - Fletcher rae drawing 13021_PL01
- Proposed Site Plan - Fletcher rae drawing 13021_PL02
- Unit 1 General Arrangement Plan - Fletcher rae drawing 13021_PL03
- Unit 1 Elevations - Fletcher rae drawing 13021_PL04
- Unit 1 Sections - Fletcher rae drawing 13021_PL05
- Unit 1 Roof Plan - Fletcher rae drawing 13021_PL06
- Unit 2 General Arrangement Plan - Fletcher rae drawing 13021_PL07
- Unit 2 Elevations - Fletcher rae drawing 13021_PL08
- Unit 2 Sections - Fletcher rae drawing 13021_PL09
- Unit 2 Roof Plan - Fletcher rae drawing 13021_PL10
- Location Plan - Fletcher rae drawing 13021_PL11
- Drainage and Utilities Plan - Fletcher rae drawing 13021_PL12
- Planning Statement - Indigo Planning November 2014
- Design and Access Statement - Fletcher rae September 2013
- Flood Risk Assessment/Ground Conditions report - argyll environmental November 2010

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

3 Notwithstanding any denotation on the approved plans samples of the roof treatment and wall brick and cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In order to ensure a satisfactory standard of development.

4 Prior to the commencement of development, a scheme for the external lighting of the building / premises / site curtilage [including degree of illumination] shall be submitted to and approved in writing by the Local Planning Authority. Only lighting contained in the approved scheme shall be implemented at the site, with any addition or alteration to the scheme agreed in writing with the Authority.

In the interests of visual amenity.

5 Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 1995 [as amended] or any other legislation that amends or re-enacts those Orders, where premises are in use as Class B8 storage and distribution

any retail sales 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.

For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location.

- 6 The car parking [and unloading and loading] area as indicated on the approved plans shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority concurrently with the remainder of the development and shall be made available for use prior to the first occupation of the premises, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for users on the site, their visitors or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

- 7 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality.

- 8 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed

growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

- 9 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details

To ensure the provision of a satisfactory drainage scheme.

- 10 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

To ensure the provision of a satisfactory drainage scheme.

- 11 No goods of any description shall be stored other than within the defined buildings.

In the interests of visual amenity.

- 12 Before the commencement of building works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. The facilities shall remain on site for the duration of construction works unless otherwise agreed in writing by the local planning authority.

To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

Item Number: 4

Application Reference:	14/0826	Type of Application:	Change of Use
Applicant:	Mr Galagher	Agent :	Jones & Company
Location:	15 + 17 EDEN AVENUE, LYTHAM ST ANNES, FY8 5PS		
Proposal:	PROPOSED DEMOLITION OF 2 NO. EXISTING SEMI DETACHED DWELLINGS (CURRENTLY 6 FLATS) AND ERECTION OF NEW SINGLE DWELLING HOUSE TOGETHER WITH ASSOCIATED EXTERNAL WORKS.		

Decision

Change of Use:- Application Withdrawn by Applicant prior to consideration by Committee.

Item Number: 5

Application Reference:	14/0864	Type of Application:	Advertisement Consent
Applicant:	Euro Garages Limited	Agent :	gc town and country planning
Location:	WESTHOLME GARAGE, FLEETWOOD ROAD, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HE		
Proposal:	ADVERTISEMENT CONSENT FOR EXTERNALLY ILLUMINATED MURAL		

Decision

Advertisement Consent:- Granted

Conditions and Reasons

- 1 The advertisement[s] hereby approved shall, unless a further period of consent is granted be removed with any necessary re-instatement undertaken after a period of 5 years from the date of this consent.

In accordance with the provisions of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007, this is the maximum period of years for

the display of advertisements; and in order to enable the Local Planning Authority to retain control over the situation.

- 2 a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 The advertisement hereby approved is that shown on drawing reference Project 57736-001 Sheet A-303 as received by the Local Planning Authority on 28 November 2014.

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

- 4 The limits of illuminance shall not exceed 600 candela per square metre.

To avoid glare, dazzle or distraction to passing motorists.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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.

Item Number: 6

Application Reference:	14/0880	Type of Application:	Outline Planning Permission
Applicant:	Redrow Homes Ltd (Lancashire Division)/Blackburn Diocesan Board of Finance	Agent :	Cass Associates
Location:	LAND TO THE NORTH OF NORTH VIEW FARM, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2NA		
Proposal:	OUTLINE PLANNING APPLICATION FOR UP TO 15 DWELLINGS WITH ACCESS FROM RIBBY ROAD. (ALL OTHER MATTERS RESERVED).		

Decision

Outline Planning Permission:- GRANTED subject to the completion of a Section 106 agreement in order to secure:

- provision, retention and operational details for 30% of the proposed dwellings to be affordable properties with either off site provision or a financial contribution for any of that 30% not provided on site.
- a financial contribution of up to £72,178 towards primary school places and up to £36,254 towards secondary school places. (or other such sum calculated at a later date based on the actual bedroom numbers within the development)

(Note: The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority)

and the following conditions (or any minor amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;
or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3 and 5)

(Reserved matters are:-

1. Layout
2. Scale
3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. No surface water shall be discharged to the public sewerage system. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the risk of flooding, both on and off the site

- 4 Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage system has been completed to serve that building in accordance with the approved details. The development shall be maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage.

- 5 Prior to the commencement of any on-site demolition or other development associated with this permission a construction plan shall be submitted to the local planning authority and approved in writing. The plan shall include methods and details of demolition and construction; vehicle routeing to the site; construction traffic parking; any temporary traffic management measures; and times of construction, access and deliveries. The construction plan shall be adhered to during demolition and the construction of the development.

Reason: To protect local amenity.

- 6 The new estate road/access between the site and Ribby Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 7 Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 8 No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. This scheme shall include the phasing of works and shall be constructed in accordance with that phasing.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and so to secure the proper construction of the site access.

- 9 The reserved matters shall include details of dwellings in a range of scales and designs with no dwelling or residential building exceeding 2 and a half storeys in height.

Reason: To ensure that the development hereby approved is of an appropriate scale for the surrounding area as required by NPPF and Policy HL2 of the Fylde Borough Local Plan.

- 10 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays, or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously

agreed in writing by the local planning authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 11 No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management, including details of bat habitat creation. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 12 A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 13 All trees currently on the site shall be retained. If any future management works or tree removal is proposed it should be detailed in any subsequent reserved matters application and supported by appropriate ecological survey assessments in order to assess the potential for bat roosts.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 14 Prior to the commencement of the development a scheme for the removal of the invasive non-native plant species identified in the submitted Ecological Survey and Assessment (Himalayan Balsam) shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the occupation of

the development.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 15 Prior to the commencement of development a precautionary survey of water courses within and adjacent to the site for the presence of water voles shall be submitted to and approved in writing by the local planning authority. This survey shall identify suitable mitigation and preventative measures to be implemented to minimise the opportunity for disturbance or harm to this protected species, and shall be fully implemented in accordance with the scheme as approved.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 16 No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 17 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

- 18 No external lighting shall be installed until details of a lighting scheme have been

submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 7

Application Reference: 15/0001	Type of Application: Advertisement Consent
Applicant: Rev Burns	Agent : Mrs Entwistle
Location: ST PETERS RC CHURCH, CLIFTON STREET, LYTHAM ST ANNES, FY8 5EP	
Proposal: ADVERTISEMENT CONSENT FOR DISPLAY OF 2M HIGH NON-ILLUMINATED CROSS AND FIGURE OF CHRIST TO EASTERN GABLE OF CHURCH	

Decision

Advertisement Consent:- Refused

Conditions and Reasons

- 1 The proposed advertisement is of a scale, design and prominence such that it will have a negative impact on the built environment of the area that will detract from the amenity of that area and the Lytham Town Centre Conservation Area, of the setting of the listed buildings on Station Road which it faces, and of the amenity of their occupiers. Accordingly the proposal would have an adverse impact on amenity and conflict with Policy EP3 of the Fylde Borough Local Plan, and paragraphs 131, 132 and 67 of the National Planning Policy Framework.

Informative notes:

Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by paragraph 188 of NPPF, or during the consideration of the application as promoted by paragraph 187 of the NPPF. The applicant was contacted to request consideration of alternative proposals but advised that they wished the application to be considered as submitted.. Accordingly, the application was refused due to the environmental harm that would be caused by the development as identified in the reasons for refusal.