

Minutes

Development Management Committee



Date:	Wednesday, 1 April 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Ben Aitken (Chairman) Councillor Kevin Eastham (Vice-Chairman) Councillors Maxine Chew, Peter Collins, Fabian Craig-Wilson, Charlie Duffy, Dr Trevor Fiddler, Angela Jacques, Kiran Mulholland, Barbara Nash, Linda Nulty, Elizabeth Oades, Albert Pounder, Richard Redcliffe, Heather Speak, Vivienne M Willder
Other members:	Councillor John Singleton
Officers:	Mark Evans, Andrew Stell, Mike Atherton, Lyndsey Lacey, Clare Lord, Matthew Taylor
Members of the public:	Approx. 10 members of the public were in attendance at the meeting

Matthew Taylor

The Chairman introduced and welcomed the newly appointed Senior Development Officer (Matthew Taylor) to the Committee.

1. Declarations of interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Peter Collins declared a personal and prejudicial interest in application nos 14/0834 and 15/0057 relating to land at Preston Old Road, Newton- with- Clifton. He withdrew from the meeting during the consideration and voting thereon.

Councillor Charlie Duffy declared a personal and prejudicial interest in application nos 14/0834 and 15/0057 relating to land at Preston Old Road, Newton- with- Clifton. He withdrew from the meeting during the consideration and voting thereon.

Councillor Maxine Chew declared a personal and prejudicial interest in application no 14/0490 relating to Angel Lane Caravan Park, Fairfield Road, Staining and withdrew from the meeting during the consideration and voting thereon. Councillor Chew also declared a personal interest in

application 14/0652 relating to the whole of Singleton Village in so far as she is a member of the Singleton Village Hall Committee.

2. Confirmation of minutes

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

3. Substitute members

The following substitutions were reported under Council procedure rule 24:

Councillor Angela Jacques for Councillor Tim Armit

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 to decide the applications as stated in the schedule attached.

(Councillor Albert Pounder was not in the room during the consideration of planning applications 15/0091, 15/0119 and did not therefore vote on the matters)

(Councillor Kiran Mulholland was not in the room during the consideration of planning applications 14/0834, 15/0091, 15/0119, 15/0130 and did not therefore vote on the matters)

(Councillor Heather Speak was not in the room during the consideration of planning applications 15/0091, 15/0119, 15/0130 and did not therefore vote on the matters)

5. List of Appeals Decided

It was reported that no appeal decision letters had been received during the period 20/2/15 and 17/03/2015.

IT WAS RESOLVED to note the report.

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Development Management Committee Minutes

01 April 2015

Item Number: 1

Application Reference:	14/0490	Type of Application:	Change of Use
Applicant:	Mr and Mrs Collins	Agent :	Heine Planning Consultancy
Location:	ANGEL LANE CARAVAN PARK, FIELD 7126, FAIRFIELD ROAD, STAINING, BLACKPOOL, POULTON LE FYLDE, FY6 8DN		
Proposal:	CHANGE OF USE OF LAND TO CARAVAN SITE FOR OCCUPATION BY GYPSY-TRAVELLERS WITH ASSOCIATED OPERATIONAL DEVELOPMENT (including HARD STANDING, UTILITY BLOCKS, SEPTIC TANKS) -PART RETROSPECTIVE		

Decision

Change of Use :- Refused

Reasons

- 1 The proposed development will result in an unacceptable level of conflicting traffic movements, with inadequate visibility splay requirements at the junction with Fairfield Road, thereby causing an additional risk to other highway users. Consequently, the development will have a detrimental impact on highway safety and is contrary to criterion 7 of policy HL8 of the Fylde Borough Local Plan.
- 2 The caravans and travellers' vehicles including commercial vehicles would be visually intrusive and the development as a whole, including the provision of hard surfacing and fencing over part of the site would be harmful to the character and appearance of the area and contrary to the provisions of saved policies SP2 and HL8 of the Adopted Fylde Borough Local Plan.

Informative notes:

1. 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 para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 2

Application Reference:	14/0652	Type of Application:	Full Planning Permission
Applicant:	The Richard Dumbrecks Singleton Trust	Agent :	STUDIO UK LTD
Location:	THE WHOLE OF SINGLETON VILLAGE		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF 15 No. DWELLINGS (ON WEETON ROAD, STATION ROAD AND OFF CHURCH ROAD), 1 No. RETAIL UNIT, PROVISION OF MUGA AND PLAYING FIELD TO REAR OF SCHOOL, FORMATION OF VILLAGE GREEN AND FORMATION OF PEACE GARDEN AND FOOTPATH CONNECTIONS FROM WEETON ROAD. (ACCESS APPLIED FOR ALL ELEMENTS WITH OTHER MATTERS RESERVED)		

Decision

The authority to grant planning permission be delegated to the Head of Planning and Regeneration following consultation with the Chair and Vice-Chair of Committee to approve the application subject to the completion of a Section 106 agreement in order to secure:

- the provision, phasing, retention and operational details for not less than 30% of the proposed dwellings to be affordable properties (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),
- the payment of a sum of £36,253 (or other sum calculated on the basis of the actual scale of the dwellings approved at reserved matters stage) towards enhancement of secondary education provision associated with this development,
- a phasing scheme to ensure the comprehensive development of the whole site,
- details of access to and management of the playing field and multi-use games area, including details of availability to and use by the local community,

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, namely appearance, landscaping, layout and scale, 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 That the details submitted for approval of reserved matters shall indicate properties that do not exceed two storeys in height and the development is sited in general accordance with the location and scale of that indicated on drawing 362/PL/003 hereby approved.

To ensure the development has an appropriate scale and appearance within the surrounding area as required by Policy HL2 of the Fylde Borough Local Plan.

- 3 That the development shall be phased so that the:

- that the proposed shop unit shall be constructed and available for occupation prior to the first occupation of the 5th dwelling hereby approved
- that the village green shall be formed and available for community use prior to the first occupation of the 10th dwelling hereby approved
- replacement MUGA and playing field shall be provided and operational prior to the removal of the existing MUGA facility, with these new facilities then remaining available for use by the community thereafter.

In order to ensure the appropriate phasing of supporting infrastructure to the new residential development of the village and so ensure that a sustainable form of development is delivered as required by para 17 of the NPPF.

- 4 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 27 October 2014, including the following plans:

362/PL/003 Rev 006 - Indicative Proposed Masterplan Layout

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

- 5 Prior to the commencement of development, hereby approved, a scheme to provide the detailed arrangements for all highway works outlined on the approved plans (ref: 1229/631/SK02 and 1229/631/SK04) shall be submitted to and approved in writing by the local planning authority. The scheme shall include the formation new footpaths on the B5260 and Church Road, details of all new access points and visibility splays, parking provision for the shop and MUGA, details of all traffic calming measures and crossing points and all other off site highway works. These works shall be implemented in accordance with the approved scheme and retained thereafter with the vehicle parking spaces retained available for their intended purposes.

To ensure that the design of the access, parking and other highway arrangements are designed in a safe manner that reflects the rural character of the area as required by Policy HL2 of the Fylde Borough Local Plan and para 32 of the NPPF.

- 6 No works shall be undertaken until a walkover survey of the site including its boundary

hedges has taken place in order to establish the presence of protected species and the results submitted in writing to the local planning authority. Should the presence of any protected species be identified, a mitigation and phasing scheme for demolition and construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout the construction of the dwelling.

To ensure adequate protection of protected species.

- 7 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F, G and H, Part 2 and Part 40 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	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 dwelling[s] and the surrounding area.

- 8 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. This survey shall be implemented and the results submitted to the local planning authority in accordance with a phasing contained within the approved scheme.

To ensure and safeguard the recording of any archaeological deposits.

- 9 The development shall only be undertaken in full accordance with the Great Crested Newt Precautionary measures Method Statement by Pennine Ecology as submitted to support this application, or another report to address these issues that has been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

To minimise the potential for harm to the conservation status of this protected species as required by Policy EP 18 and EP19 of the Fylde Borough Local Plan and para 118 of the NPPF..

- 10 That the details submitted for the landscaping reserved matters shall include the provision of an extended tree belt around the northern edge of the proposed MUGA, and that this planting shall be introduced prior to the first use of this MUGA, and then

maintained for a period of 10 years in accordance with a maintenance schedule provided within that reserved matters submission.

To ensure that the visual impact of this element is appropriately mitigated in accordance with preserving the setting of the village from this aspect as required by Policy EP11 of the Fylde Borough Local Plan.

- 11 That the MUGA shall not be available for use except between the hours of 730 - 2000.

In order to provide appropriate protection to the residential amenity of neighbouring residents.

- 12 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels for each part of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 13 Prior to the commencement of development a scheme for the disposal of foul and surface water for the development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s per hectare. The scheme for surface water drainage shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the 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. The development shall be implemented, maintained and managed in accordance with the approved details.

To ensure adequate drainage and to prevent the increased risk of flooding to the site and development area.

- 14 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 artefacts 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.

- 15 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 sylvicultural 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.

- 16 Prior to any development activity commencing, retained trees, either individually or, where appropriate, as groups, will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) identified in the arboricultural survey.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

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.
2. The Council wishes to issue the following informative with respect to development sites where tree preservation orders apply:
 - You are reminded that under the terms of the tree preservation order it is an offence to
 - *a) cut down, lop, uproot, wilfully damage or wilfully destroy; or*
 - *(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction*

of any tree included in the Order, as indicated on the accompanying TPO plan and listed in the First Schedule.

- In the case of **woodland tree preservation orders**, the Council reminds owners, developers and occupiers that *all trees irrespective of age, species or size* are protected by this classification and therefore changes affecting the ground conditions or growing conditions of saplings or seedling trees must not be made without obtaining consent from the Council. Sapling trees are not exempted from the statutory protection offered by a woodland tree preservation order and you are not at liberty to remove such trees without consent.

Where work to a woodland protected by tree preservation order is applied for, the Council requires an application to be accompanied by a woodland management plan that demonstrates a commitment to re-stocking the woodland and reflects good silvicultural practice.

3. 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: 3

Application Reference: 14/0761	Type of Application: Full Planning Permission
Applicant: Mr Wallis	Agent : WBD
Location: 33 BUNKER STREET, FRECKLETON, PRESTON, PR4 1HA	
Proposal:	PROPOSED ERECTION OF DETACHED DWELLING TO SIDE FOLLOWING DEMOLITION OF EXISTING GARAGE WITH PARKING FOR NEW AND EXISTING PROPERTIES PROVIDED TO REAR FROM POOLSIDE

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 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

To ensure that the materials have a satisfactory appearance.

- 3 Prior to the commencement of development a scheme for all hard and soft landscape works shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out and completed as per the agreed scheme and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

In the interests of visual amenity and to ensure that the development presents a satisfactory appearance in the street picture, including when viewed from Poolside.

- 4 Prior to the commencement of development a scheme for the disposal of foul and surface water for the site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development

shall be implemented, maintained and managed in accordance with the approved details.

To ensure the site and development are adequately drained.

- 5 Prior to the first occupation of the building, hereby approved, the off street parking spaces shown on the approved plan (ref: 202 Rev A) for the new and existing dwelling shall be laid out and completed to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. The spaces shall be retained thereafter for their intended purpose.

To enable all traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and in the interests of providing adequate parking.

- 6 Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 7 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E and F 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	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding

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 dwelling[s] and the surrounding area.

- 8 Prior to the commencement of development, hereby approved, a scheme detailing construction of the retaining walls and any decking in the rear garden indicated on the approved site plan (ref: 202 Rev A) shall be submitted to and approved in writing by the local planning authority. The approved works shall be constructed in accordance with those approved details and thereafter retained.

To ensure a satisfactory appearance within the site.

- 9 Prior to the commencement of development, hereby approved, a scheme detailing all boundary treatments shall be submitted to and approved in writing by the local planning authority.

10 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 27 October 2014, including the following plans:

201 Rev B - Proposed elevations

202 Rev A - Proposed floor plans, site plan and site location plan

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

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: 4

Application Reference:	14/0811	Type of Application:	Full Planning Permission
Applicant:	Renewable Source Ltd	Agent :	Alder King Planning Consultants
Location:	LAND EAST OF, CLIFTON LANE, NEWTON WITH CLIFTON		
Proposal:	PROPOSED INSTALLATION AND OPERATION OF A SOLAR FARM AND ASSOCIATED INFRASTRUCTURE INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, 5 INVERTER STATIONS, 1 SWITCHGEAR STRUCTURE, 1 OPERATOR BUILDING, DEER PROOF FENCING AND POLE MOUNTED SECURITY CAMERAS, WITH ACCESS PROPOSED OFF DEEPPDALE LANE.		

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 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Ref: TPBR0049, dated 10 November 2014) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the site to the greenfield rate.

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.

3 That part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

4 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.

5 No part of the development shall be commenced until all the highway works (access and signing) have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6 The development shall be carried out in line with the details provided within the Construction Traffic Management Plan.

Reason: In the interests of highway safety.

7 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.

- 8 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 amphibian protection. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, by Simply Ecology, dated November 2014. The development shall be phased, implemented, and managed in accordance with the approved scheme for habitat creation and management.

Reason: In order to secure adequate compensatory and mitigation habitat and species and to protect existing biodiversity.

- 9 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 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 including the proposed hedgerows; hard surfacing and the materials to be used for the internal access roads; and, means of enclosure and shall follow the principles established in section 5 of the Landscape and Visual Appraisal document by Crestwood Environmental dated 10 November 2014.

Specific areas of landscaping to be included in this scheme shall include:

1. The continuation of the woodland along Clifton Lane to Deepdale Road. To be of a similar species mix, depth and density as the existing woodland.
2. In addition to the existing hedgerow further planting is required within the site boundary to ensure that the development is effectively screened along Deepdale Road
3. To the eastern boundary; a series copses should be strategically planted to provide height and variation along the proposed hedgerow boundary

All 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.

- 10 This permission shall be for a period of 25 years from the date of this permission, by

which date the use hereby permitted shall cease and the site reinstated back to its previous agricultural use in accordance with a scheme of work required to be submitted as part of Decommissioning Method Statement under condition 11 below.

Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.

- 11 If the solar farm ceases to operate for a continuous period of 12 months at any time during its lifetime, and in any event at least 6 months prior to the final decommissioning of the solar farm at the end of the planning permission, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include a programme of works to demonstrate that the solar panels, transformer and substation buildings, tracks, associated infrastructure, fencing and any other ancillary equipment will be removed from site, and how the site shall be restored back to its former agricultural use and a timescale for these works and site restoration. The approved Decommissioning Method Statement and its programme of works shall be fully implemented within 12 months of date of its agreement by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the landscape impact of the development exists only for the lifetime of the development.

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

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

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

- 13 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 28 January 2015, including the following plans:

Location Plan 158/01 Rev A
Proposed site plan P01
Cross section GRNSS1028-C-02
Solar array elevations GRNSS102B-B-01
CCTV GRNSS1028-E-01
Fence detail GRNSS1028-D-01
Inverter GRNSS1028-F-01
Sub station layout 3031-03-04 REV C
In-23959-D (1 and 2)

GRP enclosure GRNSS1028-G-01
Vehicle tracking and widening TPBR0049-H-003

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

- 14 Prior to the commencement of development a grazing management plan shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved plan, which shall contain details of how the land will be made available, managed and retained for grazing livestock throughout the operation of the solar farm hereby approved.

Reason: To ensure that the land remains in agricultural use.

- 15 Prior to the commencement of development the applicant shall carry out a noise assessment in accordance with BS4142:2014 for fixed plant with reference to the nearest residential property. The result of the assessment shall be submitted to the Local Authority for approval together with any mitigation measures should the assessment suggest that noise levels may be “significant”. If found acceptable by the Local Planning Authority the mitigation proposed shall be incorporated into the development and thereafter maintained.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

- 16 Prior to the commencement of development the applicant shall carry out a glint/glare assessment and the results shall be submitted for the Local Authority for approval together with any mitigation measures should the assessment find a unacceptable impact on the amenity of neighbouring dwellings. If found acceptable by the Local Planning Authority the mitigation proposed shall be incorporated into the development and thereafter maintained.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties

Informative notes:

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 pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

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

- Securing revised plans during the course of the application which have overcome initial problems.

Item Number: 5

Application Reference:	14/0834	Type of Application:	Full Planning Permission
Applicant:	Mr Collins	Agent :	S.D.Gee Drawing & Building Services
Location:	SMITHY HOUSE, PRESTON OLD ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 0ZA		
Proposal:	PROPOSED GROUND AND FIRST FLOOR EXTENSIONS TO REAR AND SUBDIVISION OF EXISTING DWELLING TO FORM 2 NO. RESIDENTIAL FLATS.		

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 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 3 The car parking area as indicated on the approved plan shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority and shall be made available for use prior to the first occupation of the any of the residential accommodation hereby approved and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents of the site and their visitors.

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

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:	14/0895	Type of Application:	Full Planning Permission
Applicant:	KIERNAN DEVELOPMENTS LTD	Agent :	ML Planning Consultancy Ltd
Location:	197 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
Proposal:	REMOVAL OF EXISTING FLATS, GLASS HOUSE BUILDINGS AND INDUSTRIAL BUILDINGS, ERECTION OF 12No NEW DWELLINGS, ERECTION OF A FISHING HUT, LANDSCAPING AND PROVISION OF COMMUNAL GREEN SPACE		

Decision

Full Planning Permission:- Approve subject to:

- referral of the application to the Secretary of State pursuant to the Town & Country Planning (Consultation)(England) Direction 2009
- the SOS determining Fylde can determine the application and
- the completion of a Section 106 agreement in order to secure:
 - a. a financial contribution of £200,000 towards securing off site affordable housing and the phasing of that payment
 - b. a financial contribution of £36,253 towards the enhancement of secondary education provision associated with this development and the phasing of that payment

(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 subject to 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 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 Notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof must match those of the existing building[s] in the terms of colour and texture and samples of the materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of building operations and thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

To ensure a consistency in the use of materials in the interest of visual amenity.

- 3 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.

- 4 Prior to the commencement of development full details of the proposed fishing hut/tackle shop shall be submitted for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details and any retail sales from the hut shall be restricted to fishing equipment only.

Reason: To ensure that the details and design of the hut are acceptable and appropriate to the greenbelt location and to ensure that retail sales from the hut are minimal and limited to those associated with the fishing lakes

- 5 No part of the development hereby approved shall commence until a scheme for the phasing and construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The development shall be undertaken in accordance with this approved scheme.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

- 6 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.

- 7 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. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, Envirotech reference 2335, dated November 2014. The development shall be phased, implemented, monitored and managed in accordance with the approved scheme for habitat creation and management.

- 8 If demolition of the existing buildings on site takes place over 12 months after planning permission is granted then a further precautionary survey of the buildings shall be carried out prior to the commencement of demolition works. The survey report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition work's, and the works shall be carried out in accordance with the methodology for any mitigation identified in the further bat survey.

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.

- 9 Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

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.

10 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

11 Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the identification of the site access for construction traffic
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- hours of operation

Reason: To maintain the safe operation of the pedestrian and highway network in the area and public amenity during construction given the proximity to residential properties

13 Prior to the first occupation of any of the dwellings hereby approved all of the existing buildings on site including the residential flats, warehouse, garden centre buildings and glass houses as shown on the existing site plan reference LF/KD/290 shall be demolished and all waste removed from the site.

Reason: In the interests of the visual amenity of the area and openness of the greenbelt

- 14 Prior to the commencement of any development, full details of a 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.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

- 15 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 form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

- 16 Notwithstanding the details indicated on the submitted drawings, there shall be no retail sales from the proposed fishing hut hereby approved.

Reason: In order to prevent the establishment of an isolated retail activity.

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:

Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

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. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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 should be advised to contact the Environment Directorate in the first instance to ascertain the details of such an agreement and the information to be provided.

Item Number: 7

Application Reference:	15/0057	Type of Application:	Outline Planning Permission
Applicant:	SUFFOLK LIFE ANNUITIES PROPERTY COMPANY LIMITED	Agent :	PLANNING PROBLEMS SOLVED
Location:	LAND TO THE REAR OF THE POST OFFICE, PRESTON OLD ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 0ZA		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF FOUR RETIREMENT BUNGALOWS (ACCESS AND LAYOUT APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Granted

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. 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 The subsequent application for reserved matters approval shall reflect that the dwellings hereby approved shall only be constructed as true bungalows with no first floor accommodation.

In order to safeguard the character of the area and protect residential amenity.

- 4 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G 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 | 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 dwelling[s] and the surrounding area.

- 5 Notwithstanding the provision of Class(es) A, B and C 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 dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

- 6 The car parking area as indicated on the approved plan 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 any dwelling. The spaces shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for residents on the site, their visitors or delivery / collection vehicles.

To provide satisfactory off-street parking in accordance with highway safety in the area

- 7 None of the individual units of residential accommodation at the development hereby approved shall be used otherwise than a private place of residence for a person or persons of whom at least one must be a "qualified person" (defined below) at the date of his or her first occupation of the unit in question

For the purposes of this condition a "qualified person" means a person who is or has attained the age of 60 years. An occupier of one of the individual units of residential accommodation who is not a 'qualified person' but who shares or previously shared the accommodation with a 'qualified person' (e.g. a spouse or surviving spouse) must have attained the age of at least 55 years.

Reason: To ensure that the development remains as retirement homes that reflects the constrained nature of the site and so provides an appropriate standard of amenity for the occupiers.

- 8 If demolition of the existing buildings on site takes place over 12 months after planning permission is granted then a further precautionary survey of the buildings for the presence or use by bats shall be carried out prior to the commencement of demolition works. The survey report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition works, and the works shall be carried out in accordance with the methodology for any mitigation identified in the further bat survey.

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.

- 9 Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist.

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.

- 10 Prior to commencement of the development hereby permitted, details of the incorporation of bat roosting and bird nesting opportunities that shall be incorporated into the design of the development (i.e. into new buildings) shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented in full and maintained and retained thereafter.

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 the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. This survey shall be implemented and the results submitted to the local planning authority in accordance with a phasing contained within the approved scheme.

To ensure and safeguard the recording of any archaeological deposits.

- 12 Prior to any development activity commencing, retained trees, either individually or, where appropriate, as groups, will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) identified in the arboricultural survey, the root protection of T9 is 11m from the tree stem.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

- 13 Any trees removed without consent or trees damaged or becoming severely diseased during the development period shall be replaced during the next planting season with trees of such a size and species as may be agreed with the Local Planning Authority.

To safeguard the visual amenities of the neighbourhood.

- 14 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.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

- 15 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 form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

- 16 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the identification of the site access for construction traffic
- b. the parking of vehicles of site operatives and visitors
- c. loading and unloading of plant and materials
- d. storage of plant and materials used in constructing the development
- e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- f. wheel washing facilities
- g. measures to control the emission of dust and dirt during construction
- h. a scheme for recycling/disposing of waste resulting from demolition and construction works
- i. hours of operation

Reason: To maintain the safe operation of the pedestrian and highway network in the area and public amenity during construction given the proximity to residential properties

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 Notwithstanding the details on the plans hereby approved, when the existing buildings on the site are demolished the brick wall that forms a party wall on the southern and eastern boundary shall be retained at its existing height. If the wall becomes damaged during demolition it shall be made good to its existing height, length and width using the original materials.

Reason: To protect residential amenity and in the interests of the visual amenity of the area

19 A scheme shall be submitted for any alterations to existing ground levels on site indicating existing and proposed levels and the nature of the proposed works in sectional detail.

To ensure the safeguarding of existing features on site.

20 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F, and G 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	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 dwelling[s] and the surrounding area.

- 21 Notwithstanding the provision of Class(es) A, B and C 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 dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

- 22 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 19 March 2015, including the following plans:

Site Layout: NRJ/JC/SMITHY/01b Rev B

Tree Survey and Arboricultural Impact Assessment December 2014

Survey and Assessment in Respect of Bat Species and Barn Owls - August 2014

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

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: 8

Application Reference:	15/0091	Type of Application:	Householder Planning Application
Applicant:	Mr Marquis & Miss Elger	Agent :	Keystone Design Associates Ltd
Location:	WELCHES COTTAGE, HIGH STREET, ELSWICK, PRESTON, PR4 3ZB		
Proposal:	PROPOSED TWO STOREY REAR EXTENSION		

Decision

Householder Planning Application :- 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 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 3 The proposed first floor window to be inserted into the side elevation shall be non-opening and obscure glazed (to an equivalent of at least level 3 on the "Pilkington" scale of obscuration) and shall thereafter be retained in such a manner. Any subsequent replacement windows shall be non opening and obscured glazed to the same standard.

Reason: To safeguard the amenities of the occupants of adjoining residential properties from overlooking and loss of privacy

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: 9

Application Reference:	15/0119	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Evans	Agent :	Homeplan Designs
Location:	9 WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
Proposal:	PROPOSED RETENTION OF OBSCURED GLASS BUT OPENABLE WINDOWS TO FOUR EXISTING DORMER WINDOWS IN EXTENDED PROPERTY		

Decision

Householder Planning Application :- Refused

Conditions and Reasons

- 1 The design of the extension proposed features four side facing dormers each with windows that will serve habitable rooms at eye level. These are positioned where they will allow an unacceptable level of overlooking and loss of privacy to the garden and dwelling of No's 7 and 11 Wildings Lane. As such the development fails to accord with criterion 2 of policy HL5 of the Fylde Borough Local Plan and to guidance in para 17 (4) and 64 of the NPPF with which that development plan policy is consistent.

Informative notes:

1. 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 para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 10

Application Reference: 15/0130	Type of Application: Reg 3 Council's Own Development
Applicant: Fylde Borough Council	Agent : Graham Schofield Associates
Location: FBC SNOWDON ROAD DEPOT SITE, SNOWDON ROAD, LYTHAM ST ANNES, FY8 3DP	
Proposal: PROPOSED ERECTION OF BUILDING FOR GROUND MAINTENANCE DEPOT	

Decision

Reg 3 Council's Own Development :- 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 & Existing plan - drawing no.2015-025-A001 dated Feb '15
 - Proposed Elevation and sections - drawing no. 2015-025-A002 REV A dated Feb '15

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

- 3 The materials and finishes to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing with the local planning authority.

To ensure a satisfactory external appearance for the completed development.

- 4 Prior to the first occupation of the building hereby approved, the car park shall be laid out and available for use; thereafter the vehicle and cycle parking facilities shall be retained at all times in connection with the use of the workshop/depot and offices.

To ensure satisfactory provision of car parking.

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