



MINUTES

Planning Committee

Date:	Wednesday, 20 December 2023
Venue:	Town Hall, St Annes Road West, St Annes, FY8 1LW
Committee Members Present:	Councillor Richard Redcliffe (Chairman) Councillor Gavin Harrison (Vice-Chairman) Councillors Tim Armit, Peter Collins, Chris Dixon, Martin Evans, Kelly Farrington, Noreen Griffiths, Jordan Ledger, Jayne Nixon, Sandra Pitman, Vince Settle.
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham, Kenneth Jim, Alex Sunderland-Bragg, Jenna Byrne and Katharine McDonnell
Other Attendees:	Six members of the public

A recording of the meeting can be viewed online at the following link: [Planning Committee, 20 December 2023](#)

Public Speaking at Planning Committee

Four requests to speak relating to applications had been received.

In regard to application 23/0521 178 Mains Lane, Singleton. Claire Rimmer, Ken Minto, Peter Le Marinel and Jonathan Abbott-Hull, agent for the applicant, spoke in support of the application.

Procedural Items

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 29 November 2023 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitutions on this occasion.

Decision Items

4. Reserve Planning Members

The Chairman introduced a report regarding the pool of reserve Planning Members.

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He reminded members that since the confirmation of committee allocations at the annual meeting of the Council, held on 24 May 2023, in accordance with Standing Order 24 of the Rules of Procedure (Part 4) of the Constitution, the Committee had appointed seven Reserve Members - Councillors Andrews, Morris and Willder on 7 June 2023 and Councillors Anthony, D Buckley, Bickerstaffe and E Collins on 5 July 2023.

Councillor Taylor had now expressed an interest in serving as a Reserve Planning Member. The Committee was requested to confirm Councillor Taylor's appointment.

Following consideration of this matter it was RESOLVED that Councillor Taylor be appointed as a Reserve Planning Member.

5. Planning Matters

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

In relation to application 22/0521, Normandy, 178 Mains Lane, Councillor Evans proposed, due to the necessary adaptations required to meet the current and future needs of the applicant which justified a departure from policy in this instance, to delegate approval of the application, subject to the addition of appropriate conditions, to the Head of Planning. Councillor Armit seconded the proposal.

It was therefore RESOLVED to delegate approval of application 22/0521, 178 Mains Lane, subject to the addition of appropriate conditions, to the Head of Planning.

The remaining planning applications were determined by the Committee in the following agenda item order:

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

6. Exclusion of the Public – Exempt Personal Information

The Planning Committee RESOLVED to exclude the public from the meeting in accordance with the provisions of Section 100A (4) of the Local Government Act 1972 on the grounds that the business to be discussed is exempt information as defined under paragraph 1, information relating to an individual.

7. Erection of Replacement Dwelling and Detached Garage following Demolition of Existing Dwelling and Detached Garage, 178 Mains Lane, Singleton – EXEMPT Personal Information

The Committee received a report containing personal information pertaining to the applicant and her family that had been put forward as justification for the erection of a dwelling larger than would normally be permitted under Policy H7 of the Fylde Local Plan to 2032 (incorporating partial review).

Following a discussion, the Committee RESOLVED to note the information put forward by the applicant and give it due consideration in the determination of application reference 23/0521.

Information Items

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

8. List of Appeals Decided

There had been no appeals decided between 27 October and 7 December 2023.

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Application No:	23/0356	Application Type:	Full Planning Permission
Applicant:	ROWLAND HOMES LTD	Agent:	MR GRAHAM LOVE
Location:	ROSEACRE, 14 WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
Proposal:	DEMOLITION OF DWELLING AND STABLE BUILDINGS, AND ENABLING WORKS TO FACILITATE RESIDENTIAL DEVELOPMENT COMPRISING: 1) GROUND INVESTIGATION, 2) SITE CLEARANCE AND PREPARATION, INCLUDING DEPOSIT OF STARTER, UPFILL AND SURCHARGE MATERIALS AND RUNNING LAYER, AND 3) TEMPORARY WORKS INCLUDING 1) CONSTRUCTION ACCESS, 2) SITE SECURITY FENCING, 3) PROVISION OF A CONTRACTOR'S COMPOUND INCLUDING WELFARE BLOCK, MATERIAL AND EQUIPMENT STORAGE, AND VEHICLE PARKING.		
Ward:	Heyhouses New	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan titled 'Land at Wildings Lae, Lytham St Annes.
- Proposed Top of Surcharge - Drawing no. GM11803-008 rev B
- Typical Surcharge Detail - Drawing no. GM11803-007 revision A
- Construction Site Access - drawing no. J32-5505-PS-010
- Demolition Plan & Welfare Facilities - drawing no. R108-DEMO-001
- Surcharge Cross Section - Drawing no. R109-SCS-001
- Tree Protection and Removals Plan - Drawing no. 4177-02 revision B

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

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

3. Notwithstanding the levels annotated on drawing number GM11803-007 revision A, this consent does not grant approval for any finished level of the site.

Reason: To clarify the terms of this consent. The finished level of the site will be determined by subsequent application for residential development of the site so as to ensure an appropriate relationship to existing neighbours and satisfactory appearance of the development, in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

4. The site compounds hereby approved shall be removed from site no later than 4 weeks following the deposit of all necessary material on the application site.

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Reason: The compound areas are required for the construction period only, and their permanent siting would have a detrimental visual impact on the site and locality. Whilst this is acceptable to facilitate construction, it would not be appropriate for the compounds to be left in situ on a permanent basis for these reasons. Therefore, the condition is required in accordance with Policy GD7 of the Fylde Local Plan to 2032 (Incorporating Partial Review), and the National Planning Policy Framework.

5. The development hereby approved shall be constructed in complete accordance with:

- site access arrangement depicted on drawing no. J32-5505-PS-010
- Construction Traffic Management Plan (ref: Mode transport planning, J325505, dated: 11 October 2023)
- Method Statement for Dust Suppression (ref: C Eccles - Brownfield Engineering Consultant, version 1.1, dated: 29 August 2023)
- Construction Environmental method Statement & Amenity Statement revision C - (ref: Rowland, dated: 7 September 2023)

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

6. On site works associated to demolition, site clearance and construction, including any heavy vehicular movements and deliveries to/from the site, shall only take place between the hours of:

- 08:00 - 18:00 Monday to Friday.
- 09:00 - 13:00 Saturday.
- No on site works on Sundays or Bank Holidays.

Reason: To ensure that appropriate measures are put in place to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

7. No development shall take place (including site clearance, demolition, siting of site compound/ welfare facilities and surcharging of the site) until a road condition survey has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed shall include as a minimum, the entire length of Wildings Lane that includes the application site up to and including the junction with Heyhouses Lane. The survey must consist of:

- a) A plan to a scale of 1:1000 showing the location of all defects identified;
- b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

Within 1 month of the development's practical completion (the point when all surcharging material has been deposited on the site) a road survey showing the post-development condition of the same stretch of the road (The extent of the area to be surveyed shall include as a minimum, the entire length of Wildings Lane from the application site up to and including its junction with Heyhouses Lane) shall be submitted to and approved in writing by the Local Planning Authority. The survey must consist of:

- a) A plan to a scale of 1:1000 showing the location of all defects identified;
- b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

- c) A scheme which details the extent and construction specification for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated between the pre-commencement and post-development surveys.
- d) a phasing scheme for the completion of the necessary works as approved

The works of resurfacing and/or repair set out in the scheme accompanying the post-development survey shall be implemented in accordance with the approved phasing.

Reason: Construction traffic associated with the development has the potential to cause significant deterioration to the surface of Wildings Lane and its junction with Heyhouses Lane. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles between the pre and post construction periods, in order to ensure continued safe and convenient access for other road users in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

8. The development hereby approved shall be constructed in complete accordance with the principles set out within the submitted Flood Risk Assessment (Ref: Ironside Farrar, 30511/WILDFRA/SRG, dated: June 2023).

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

9. The drainage for the development hereby approved, shall be carried out in complete accordance with principles set out in the submitted Flood Risk Assessment (Ref: Ironside Farrar, 30511/WILDFRA/SRG, dated: June 2023). For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer.

The provision of silt screens within the ditch located to the eastern boundary of the site, as confirmed by paragraphs 4.0 and 5.0 of the FRA, shall be fully implemented prior to commencement of the development, and remain in situ for duration of the development.

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

10. Prior to commencement of the development hereby approved, a site-specific Operation and Maintenance Manual for the lifetime of the development scheme, pertaining to the surface water drainage system and silt screens, prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

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

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

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

11. With the exception of those specimens identified on drawing no. 4177-02 revision B, namely trees T10 and T11, no other trees or hedges shall be pruned, topped or removed.

Reason: To protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme, in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable green infrastructure networks in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

12. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained on drawing no. 4177-02 revision B. The CEZ shall be provided in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and shall be installed in the positions indicated by a blue dot-and-dash line on drawing no. 4177-02 revision B. The CEZ shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected area of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in order to safeguard existing natural assets at the site in accordance with Policies GD7 and ENV1 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

13. Prior to commencement of the development hereby approved, temporary fencing with a tarpaulin attachment shall be erected to the perimeter of the site in accordance with the submitted Construction Environmental Method Statement & Amenity Statement (CEMS). The fencing and tarpaulin shall remain in situ for duration of the construction works only and be removed from the site in accordance with the CEMS.

Reason: In the interests of protecting wildlife and biodiversity, and visual appearance of the site, in accordance with policies GD7 and ENV2 of the Fylde Local Plan to 2032, and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

14. No part of the development hereby approved shall be commenced until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) If necessary, the times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) If necessary, the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

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

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on water quality, linked water-dependent nature conservation sites, habitats and species of biodiversity value in accordance with Policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

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

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

16. Prior to commencement of the development hereby approved (excluding demolition), a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by water voles shall be undertaken. Findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of Water Vole will be implemented in full.

Reason: In the interests of protecting wildlife and biodiversity in accordance with policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

17. The precautions for avoidance of possible harm to protected species as detailed in section 7 of the Preliminary Ecological Appraisal (Envirotech, 7113 version 1, 28/04/2021), and proposed mitigation (tool box talk) as detailed within section 9 of the Shadow Habitat Regulations Assessment (envirotech, 7113 version 4, 10/07/2023) shall be implemented in full throughout demolition, site clearance and construction of the development.

Reason: In the interests of protecting wildlife and biodiversity in accordance with policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

18. Unless a further planning permission is granted on application to the Local Planning Authority, all deposited material approved by this consent shall be removed from the site and the land shall be restored to its former appearance in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall be submitted not later than 7 December 2028 and shall include:

- a) Details and a schedule for the removal of all deposited material approved by this consent.
- b) Details and a schedule of all surface treatment and landscaping works required to return the site to its former use.
- c) A timetable for implementation.

Reason: The applicant has confirmed that the surcharging works are necessary in order to expedite construction of housing on the site following approval of the reserved matters and condition discharge applications. The siting of surcharge material has been assessed to have a detrimental impact on the visual appearance of the site and locality and whilst on balance this impact is acceptable on a temporary basis to facilitate construction, it would not be appropriate for the surcharge material to be left in situ indefinitely for these reasons. Therefore, the condition is required in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

19. Prior to the removal of any material deposited on the site, a road condition survey shall be submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed shall include as a minimum, the entire length of Wildings Lane that includes the application site up to and including the junction with Heyhouses Lane. The survey must consist of:

- a) A plan to a scale of 1:1000 showing the location of all defects identified;
- b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

Within 1 month of completion of the site restoration works approved by condition 18, a road survey showing the post-restoration condition of the same stretch of the road (The extent of the area to be surveyed shall include as a minimum, the entire length of Wildings Lane from the application site up to and including its junction with Heyhouses Lane) shall be submitted to and approved in writing by the Local Planning Authority. The survey must consist of:

- a) A plan to a scale of 1:1000 showing the location of all defects identified;
- b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.
- c) A scheme which details the extent and construction specification for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated between the pre-commencement and post-development surveys.
- d) A phasing scheme for the implementation of the schedule of approved works.

The works of resurfacing and/or repair shall be implemented in full in accordance with the approved phasing scheme.

Reason: Construction traffic associated with the site restoration has the potential to cause significant deterioration to the surface of Wildings Lane and its junction with Heyhouses Lane. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles, in order to ensure continued safe and convenient access for other road users in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Habitat Regulation Assessment Adoption Informative:

In issuing this decision the local planning authority has had regard to the document titled 'Shadow habitats regulations Assessment' (Envirotech, 7113 version 4, 10/07/2023) and the comments from Natural England in their letter dated 11th July 2023 confirming that they are in agreement with the report findings that the development will not have significant adverse impacts on designated sites including the Ribble and Alt Estuaries Ramsar site, Special Protection Area and Site of Special Scientific Interest, nor would it damage the interest features for which those sites have been notified.

In order to fulfil its duty as a Competent Authority in accordance with the requirements of regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of

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Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned Habitat Regulations Assessment by 'Envirotech Ecological Consultants' as part of its decision.

Item Number 2

Application No:	23/0702	Application Type:	Householder Planning Application
Applicant:	MR & MRS BURROWS	Agent:	MR OLIVER WRIGHT
Location:	7 RIBBY ROAD, RIBBY WITH WREA, LANCASHIRE PR4 2NB		
Proposal:	ERECTION OF SINGLE STOREY DETACHED RESIDENTIAL ANNEX WITHIN REAR GARDEN FOR USE IN ASSOCIATION WITH 7 RIBBY ROAD, WREA GREEN, PR4 2NB.		
Ward:	Wrea Green with Westby	Parish:	Ribby with Wrea

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan and Proposed Site Plan - Drawing No. CS-23081 01 P0
- Proposed Floor Plan and Elevation Plan - Drawing No. CS-23081 02 P0

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

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

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

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD5, GD7 and the National Planning Policy Framework.

4. The residential annex hereby approved shall only be occupied for single family purposes as part of the main residential use of the dwelling known as "No. 7 Ribby Road, Ribby With Wrea, PR4 2NB" , and shall not be sold, sublet or otherwise occupied independently of the main dwelling as a separate unit of residential accommodation.

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to achieve a high standard of amenity for existing and future occupiers in accordance with the requirements of policies GD7 and H2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no additional gate, fence, wall or other means of enclosure

shall be erected or constructed that subdivides or segregates the annex from the dwellinghouse known as "No. 7 Ribby Road, Ribby with Wrea, PR4 2NB".

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to achieve a high standard of amenity for existing and future occupiers in accordance with the requirements of policies GD7 and H2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

Informative(s)

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. Party Wall Act informative

As the development is located on or in close proximity to the shared boundary with neighbouring properties the applicant is advised that the provisions of the Party Wall Act 1996 may be relevant in this case. While the legislation contained within the Party Wall Act 1996 relates to private, civil matters between adjoining landowners (and, accordingly, its requirements are not enforceable by the Local Planning Authority), the applicant's attention is drawn to its requirements. Further information concerning the Party Wall Act 1996 can be found on Gov.uk: <https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls>

Item Number 3

Application No:	23/0521	Application Type:	Full Planning Permission
Applicant:	Mr and Mrs G Cowburn	Agent:	Abbot Hull Associates
Location:	NORMANDY 178 MAINS LANE SINGLETON POULTON-LE-FYLDE FY6 7LB		
Proposal:	ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE FOLLOWING DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE		
Ward:	Rural North Fylde	Parish:	Singleton

Decision

That authority to GRANT planning permission be delegated to the Head of Planning subject to the imposition of a schedule of planning conditions to secure the proper implementation of the development that address the issues set out below.

Reason for Approval

The committee have taken account of the adaptations considered necessary to address the special requirements of the applicants and their family and concluded that these represent material considerations that would justify the approval of a dwelling larger than would ordinarily be approved in line with Policy H7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and has been justified through evidence submitted by the applicants.

Conditions

1. Time limit for implementation - 3 Years
2. Approved plans list
3. Materials of building
4. Soft Landscape
5. Hard Landscape, including non-porous surfacing of driveway
6. Details of all boundary treatments
7. Retention of garage for parking
8. Withdraw permitted development rights for extensions
9. Tree protection during construction
10. Biodiversity Action Plan (bats)
11. Construction Management Plan

Informative(s)

1. Article 35 statement
2. Drainage to be provided in accordance with the drainage hierarchy.
3. Precautionary approach to protected species in accordance with Conservation of Habitats and Species Regulations 2017.