



MINUTES

Planning Committee

Date:	Wednesday, 9 December 2020
Venue:	Remote Meeting Via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, John Copestake, Clare Lord, Paul Drinnan, Stephanie Shone, Lyndsey Lacey-Simone.
Other Representatives:	Neil Stevens - Highway Development Control Manager - Lancashire County Council
Members of the Public:	9 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

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 of interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 11 November 2020 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

4. Planning Matters

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

(Councillor Tim Armit was not in attendance at the meeting during the voting on planning application no: 20/0693 relating to The Willows Catholic Club, Bryning Fern Lane, Kirkham.)

(Councillor Linda Nulty was not in attendance at the meeting during the consideration and voting on planning application nos: 20/316 and 20/0317 relating to the former Public Offices & T & L building, Clifton Drive South, St Annes and planning application no: 20/0755 relating to 35 Church Road, Lytham)

(Councillor Heather Speak requested that her name be recorded as having voted against approval of planning application no 20/0696 relating to the Fields, North of Kirkham Road, Treales, Roseacre and Wharles).

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

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 23 October and 27 November 2020.

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Planning Committee Minutes

09 December 2020

Item Number: 1

Application Reference:	20/0316	Type of Application:	Full Planning Permission
Applicant:	Homebird St Annes Ltd & RCA Developments Ltd	Agent :	DC & MG Associates Ltd
Location:	FORMER PUBLIC OFFICE AND T&L BUILDING, 288-294 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH		
Proposal:	MIXED USE DEVELOPMENT INVOLVING: 1) CHANGE OF USE OF THE PUBLIC OFFICES BUILDING (292-294 CLIFTON DRIVE SOUTH) FROM OFFICE USE (CLASS B1) TO RETAIL (CLASS A1) WITH ANCILLARY CAFE (CLASS A3) INCLUDING DECKING AREA TO REAR, ELEVATIONAL CHANGES TO THIS BUILDING, AND DEMOLITION OF OUTBUILDING TO REAR; 2) DEMOLITION OF FORMER COUNCIL OFFICE BUILDING (288-290 CLIFTON DRIVE SOUTH) AND ERECTION OF 4 STOREY BUILDING PROVIDING 23 No. ONE AND TWO BEDROOM APARTMENTS; AND 3) ALTERATIONS TO EXISTING VEHICULAR ACCESS TO THE SITE, CAR PARKING AND LANDSCAPING		

Decision

The decision on the application is delegated to the Head of Planning and Housing, with that decision being to GRANT Planning Permission subject to the completion of the matters below, with the delegated authority also permitting a refusal of the application for reasons which the Head of Planning and Housing considers appropriate in the event that agreement is not reached on the outstanding matters within a reasonable timescale.

The outstanding issues are:

1. The completion of a s106 agreement to secure:
 - a) The appropriately phased delivery of an affordable housing scheme elsewhere within St Annes that provides a level and quality of affordable housing to accord with the obligations of Policy H4 of the Fylde Local Plan to 2032.
 - b) a financial contribution of £23,000 (and the phasing of the payment of this contribution) to Fylde Borough Council in lieu of the provision of any on-site public open space in accordance with the requirements of Policies ENV4 and INF2 of the Fylde Local Plan to 203, with that money to be used by the council to enhance public open space facilities in the vicinity of the application site
 - c) a financial contribution of £25,090.60 (and the phasing of the payment of this contribution) to Lancashire County Council towards the improvement of secondary education capacity in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032, with that money to be used by the council to enhance public open space facilities in the vicinity of the application site
 - d) a financial contribution of £300 per clause (and the phasing of the payment of this contribution) towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of

the Community Infrastructure Regulations 2010

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. In the event that agreement is not reached on this legal agreement then the application is to be refused for being in conflict with the relevant

2. A Schedule of Planning Conditions to ensure that the development is appropriately brought forward and controlled, with these including matters such as (but not limited to):
 - a) The timelimit for the commencement of the development
 - b) The approved plans
 - c) Phasing of development so that the conversion works to the retail building are completed to ensure this is available for use prior to the first occupation of any flat
 - d) Approved materials for the residential element
 - e) Approved materials for the external works to the public offices
 - f) Approved materials for the decking area
 - g) Approved materials to front wall and boundary treatments
 - h) The provision of appropriate fencing to the frontage trees
 - i) Provision of off-site highway works (closing of second access and reinstatement, provision of pedestrian facilities to access, any relocation of streetlight/bus shelter, revised road markings)
 - j) Widening of access to site with replacement of existing gate post features
 - k) Provision and retention of mobility and general use parking spaces, electric vehicle charging points and cycle storage (separate condition for each element)
 - l) Details of design and operation of gate and fence to separate flats from rest of site
 - m) Details of arrangements for closing off existing link through from site to Town Hall
 - n) The provision of a refuse storage facility
 - o) The levels of construction of the development (separate condition for each building)
 - p) The foul and surface water drainage arrangements (separate condition for each building)
 - q) The provision and implementation of a Construction Management Plan including access route and delivery times and working times and contractor parking
 - r) Implementation of archaeological watching brief
 - s) The provision of ecological / biodiversity enhancements to the site as part of the development (avoid bird nesting, provide bat roosts, provide bird nesting opportunities)
 - t) The timing of works to avoid bird breeding, and phasing to avoid possible bat impacts
 - u) Maintenance of landscaping around flats
 - v) Maintenance of landscaping in community area
 - w) Obscured glazing where required to flats – access corridor to rear
 - x) Flats to be provided with acoustic protection measures to ensure compliance with WHO guidelines
 - y) Control of use of retail premises to be retail and any controls over hours of operation
 - z) Watching brief for possible contamination during construction

Item Number: 2

Application Reference:	20/0317	Type of Application:	Listed Building Consent
Applicant:	Homebird St Annes Ltd & RCA Developments Ltd	Agent :	DC & MG Associates Ltd
Location:	FORMER PUBLIC OFFICE AND T&L BULDING, 288-294 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1LH		
Proposal:	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CHANGE OF USE OF FORMER PUBLIC OFFICES TO RETAIL INCLUDING REMOVAL OF INTERNAL PARTITION WALLS AND OTHER INTERNAL ALTERATIONS, FORMATION OF DECKING AREA TO REAR, ALTERATIONS TO ACCESS AND CAR PARKING ARRANGEMENTS, AND DEMOLITION OF OUTBUILDING TO REAR		

Decision

The decision on the application be delegated to the Head of Planning and Housing, with that decision being to GRANT Listed Building Consent on the satisfactory resolution of the outstanding matters associated with application 20/0316 to enable planning permission to be granted for the proposals contained in that application.

Any grant of listed building consent is to be subject to a list of conditions and reasons which the Head of Planning and Housing is to be given delegated authority to draft and impose with these to address matters including, but not necessarily limited to, the following:

- 1) Time limit
- 2) Plans
- 3) Agree detailed programme of works based on approved plans, including elements of fixtures that re to be retained and how the opened-up sections of original building are to be identified
- 4) Agree materials for internal works to building (walls, ceilings, doorways, other fixtures)
- 5) Agree materials for external works to building (walls, roof covering, windows, doors, decking area)
- 6) Agree materials for external works to site
- 7) Building recording details

Item Number: 3

Application Reference:	20/0587	Type of Application:	Full Planning Permission
Applicant:	RCA Developments Ltd	Agent :	DC & MG Associates Ltd
Location:	FORMER RAILWAY PLATFORM / LAND OFF BACK GLEN ELDON ROAD AND ST ANNES ROAD EAST , LYTHAM ST ANNES, FY8 2JE		
Proposal:	ERECTION OF THREE STOREY BUILDING PROVIDING 7 FLATS FOR AFFORDABLE (FIRST HOME) ACCOMODATION WITH ACCESS FROM BACK GLEN ELDON STREET. LANDSCAPING / PUBLIC OPEN SPACE AREA		

Decision

That the decision to GRANT Planning Permission be delegated to the Head of Planning and Housing, with that decision being subject to the completion of the following:

- 1) The Public Realm Element:
 - a) The submission of a scheme of public realm works for that part of the site indicated as 'Area for Community Benefit Scheme' on the submitted site plan
 - b) The undertaking of a consultation exercise on that scheme with St Anne Town Council, local residents, Network Rail, Railway Friends Group, and United Utilities
 - c) The consideration of any comments received and the assessment of the planning merits of the proposal
 - d) The introduction of an appropriate mechanism within the decision to this application to secure the provision of a suitable scheme to deliver the Community Benefit Scheme prior to the first occupation of any residential properties within this application
 - e) The provision of a mechanism which secures the on-going availability of this area for Community Benefit and its future maintenance to a standard which permits that benefit

- 2) The Affordable Housing Element
 - a) The phasing of construction of the residential element of this scheme so that all proposed flats are available for first occupation prior to the first occupation of any of the flats on the Public Offices site which are proposed for development under application 20/0316 (or any alternative scheme that is brought forward for residential development of that site)
 - b) The provision of a mechanism to ensure that all flats within the residential element of this scheme are available for 'First Home' affordable housing including the operational details of that affordable housing, the qualifying criteria for residents including their access to alternative accommodation and their links to Fylde Borough, and to ensure that it is retained as affordable housing thereafter
 - c) The provision of sufficient funding to Fylde Council to support the management and operation of all the 'First Home' tenancies provided within the residential flats for a period of not less than 5 years.

- 3) The Network Rail Element
 - a) Confirmation from Network Rail that their concerns over the legal access to the platform and on-going operational management of the railway are not compromised by the proposed development.
 - b) The drafting of any conditions that are necessary to ensure that their concerns can be adequately mitigated by the management of the development.

- 4) The United Utilities Element

- a) Confirmation from United Utilities that their concerns over the implications for the layout of the public realm area to impact on their sewer easements, and the construction practicalities of the development, are addressed by the layout of this area when it is available for consultation with them
 - b) The drafting of any conditions that are necessary to ensure that their concerns can be adequately mitigated by the management of the development.
- 5) A Schedule of Planning Conditions to ensure that the development is appropriately brought forward and controlled, with these including matters such as (but not limited to):
- a) The time limit for the commencement of the development
 - b) The approved plans
 - c) Approved materials for the residential element
 - d) Approved materials for the Community Benefit element
 - e) The provision of appropriate fencing / boundary arrangements to the railway line and elsewhere around the site
 - f) The provision of appropriate access, parking and turning arrangements
 - g) Provision of electric vehicle charging points
 - h) The provision of a pedestrian / cycle route to St Annes Road East
 - i) The provision of a cycle storage facility
 - j) The provision of a refuse storage facility
 - k) The levels of construction of the development
 - l) The foul and surface water drainage arrangements
 - m) The timing of the works to avoid impacting on nesting birds
 - n) The provision and implementation of a Construction Management Plan including access route and delivery times and working times and contractor parking
 - o) The provision of ecological / biodiversity enhancements to the site as part of the development
 - p) The timing of works to avoid bird breeding, and phasing to avoid possible bat and reptile impacts
 - q) Maintenance of landscaping around flats
 - r) Maintenance of landscaping in community area
 - s) Flats to be developed with a scheme of noise mitigation for occupier amenity, with those details to be agreed
 - t) Watching brief for possible contamination during construction
 - u) Windows to all be obscurely glazed and non-opening to said facing 2 GER

Item Number: 4

Application Reference: 20/0690	Type of Application: Full Planning Permission
Applicant: D E Pickervance & Sons	Agent :
Location: FIELDS NORTH OF KIRKHAM ROAD, TREALES, ROSEACRE AND WHARLES, PRESTON	
Proposal: RECONFIGURATION OF 3 EXISTING FIELD ACCESSES (2 ONTO KIRKHAM ROAD AND 1 ONTO MOORSIDE) INCLUDING FORMATION OF ASSOCIATED HARDSTANDINGS, RE-POSITIONING OF ACCESS GATES AND INSTALLATION OF FENCING - PART RETROSPECTIVE APPLICATION	

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - produced by MAGIC, dated 23 September 2020
- Gateway 1 Proposed Plan & Elevation
- Gateway 2 Proposed Plan & Elevation
- Gateway 3 Proposed Plan & Elevation (revised and received 12 November 2020)

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

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

3. Notwithstanding any denotation on the approved drawings the stoned area shown for each access shall be formed from crushed hardcore to fill voids topped with 75 mm of stone screenings and then topped with 40 mm of stone dust screenings

Reason: To ensure use of appropriate materials which are sympathetic to the character of the rural area in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. The existing timber gatepost located at the southern end of Gateway 3 (as shown on the approved drawing) shall be retained and used only for the latching of the new steel field gate. The timber gate post shall not be replaced at any time unless otherwise agreed in writing by the Local Planning Authority. The approved steel field gate for Gateway 3 shall be hung only from the new gatepost erected at the northern side of the widened access.

Reason: In order to protect the existing trees on the site in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1.

5. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to September inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology 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 methodology.

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

6. The improvement of the access point to Moorside hereby approved (Gateway 3) involves the laying of stone within the root protection area of a protected tree. The ground preparation and stone laying operations involved in this activity shall only be undertaken utilising the following precautionary steps
 - a) Where any excavation is necessary within the Root Protection Area to the tree this should be undertaken using hand-held tools or by compressed air soil displacement only,
 - b) Any roots which are exposed by these works shall be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which shall take place as soon as practically possible.
 - c) Any roots which are uncovered and are smaller than 25mm diameter may be pruned back, making a clean cut with suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter and above shall be severed only by consultation with a suitably qualified arboriculturist, as such roots might be essential to the tree's health and stability
 - d) Any vehicles that are to be used in the works associated with the improvement of the access shall be operated with a banksman who is to observe the works within the root protection area of the tree to minimise the potential for any damage to be caused to the tree roots.

Reason: To ensure that the access improvement minimises the potential for damage to be caused to the tree in close proximity to this access point, and so protects the established character of the area in accordance with Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work

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

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. Highway Note

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. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:

- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
- telephoning the Area Manager South 01772 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

3. The works to form gateway 3 will involve the removal of top soil and the laying of stone in close proximity to a tree which is subject to a Tree Preservation Order. The applicant is reminded that under the tree preservation legislation works that would lead to 'wilful damage' to a protected tree are an offence. Therefore it is essential that these works are undertaken with appropriate care to ensure that the tree and its root system are not damaged during the improvement of this access point.

Item Number: 5

Application Reference:	20/0693	Type of Application:	Full Planning Permission
Applicant:	Kirkham & Wesham Holdings Ltd	Agent :	DC & MG Associates Ltd
Location:	WILLOWS CATHOLIC CLUB, BRYNING FERN LANE, KIRKHAM, PRESTON, PR4 2BQ		
Proposal:	RETROSPECTIVE APPLICATION FOR ERECTION OF TIMBER SMOKING SHELTER TO FRONT OF CLUB WITH PROPOSED 2M HIGH TIMBER ACOUSTIC FENCE		

Decision

Full Planning Permission :- Refused

Conditions and Reasons

1. The location of the smoking shelter adjacent to residential properties on Bryning Fern Lane will result in a focusing of activity in that location that would have a detrimental impact on the residential amenity of neighbouring occupiers as a result of additional noise and odours.

As a result, the proposal would be contrary to Policy GD7 of the Fylde Local Plan to 2032 and Paragraph 170 of the National Planning Policy Framework.

Item Number: 6

Application Reference:	20/0755	Type of Application:	Full Planning Permission
Applicant:	The Rooms	Agent :	Fox Planning Consultancy
Location:	35 CHURCH ROAD, LYTHAM, LYTHAM ST ANNES, FY8 5LL		
Proposal:	CHANGE OF USE OF PART OF GROUND FLOOR OF EXISTING GUEST HOUSE (CLASS C1) WITH OWNER'S ACCOMMODATION (CLASS C3) TO A MIXED USE TO ALSO INCLUDE THE SALE OF FOOD AND DRINK FOR CONSUMPTION ON THE PREMISES (CLASS Eb)) TO PART OF THE GROUND FLOOR AND REAR GARDEN, WITH INSTALLATION OF EXTRACTION FLUE SYSTEM IN ROOF TO REAR AND REPLACEMENT FRONT DOOR (RESUBMISSION OF APPLICATION NO. 20/0047).		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 112-1-001
- Proposed floor and elevation Plans - Drawing no. 112-2-001 REV. B

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the materials detailed on the approved plan (Drawing no. 112-2-001 REV. B Existing and Proposed Plans and Elevations) listed in condition 2 to this planning permission.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policies ENV5 and GD7 of the Fylde Local Plan to 2032.

4. The consumption of food and drink at the premises associated with the Class Eb) Use hereby permitted shall be limited to no more than 16 internal and 8 external covers, with these provided in the areas designated for dining shown on drawing no. 112-2-001 REV. B listed in condition no. 2 of this planning permission.

Reason: To limit the potential for noise and other disturbances to be generated by the

additional use in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the aims of the National Planning Policy Framework.

5. The consumption of food and drink in the dining areas permitted by this planning permission as set out in condition 4, and the preparation of any food for consumption off the premises (other than associated with the occupier's domestic use of the property) shall only take place between 08:00 hours and 18:00 hours on any day.

Reason: To limit the potential for noise and other disturbances to be generated by the additional use in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the aims of the National Planning Policy Framework.

6. Prior to the commencement of the dining use hereby approved details of the fume extraction system for odour mitigation shall be submitted to the Local Planning Authority and approved in writing. This system shall be designed and installed to operate in full accordance with the approved details before the premises first use for commercial dining and shall thereafter be maintained in accordance with the approved details, including the elevation details shown on the approved plans listed in condition 2 of this planning permission.

Reason: To limit the potential for odour nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the aims of the National Planning Policy Framework.

7. Prior to the commencement of the dining use hereby approved the refuse storage arrangements shall be provided in the location indicated on the site plan approved under condition 2 of this planning permission. All refuse generated by the site shall be stored in this location in appropriately sized and sealed receptacles, with regular arrangements introduced for this to be emptied by an appropriate commercial contractor. These storage and collection arrangements shall be operated thereafter.

Reason: To ensure the provision of appropriate refuse storage and handling facilities to ensure that commercial waste is dealt with in a manner that does not create any harmful implications to visual or neighbouring amenity in accordance with the requirements of Fylde Borough Local Plan policies GD7 and ENV5 and the aims of the National Planning Policy Framework.

8. There shall be no amplified music played at any time.

Reason: To limit the potential for noise generation and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 7

Application Reference:	20/0818	Type of Application:	Discharge of Planning Obligations
Applicant:	Kensington Developments Limited	Agent :	
Location:	LAND FORMING KENSINGTON DEVELOPMENTS SITE, QUEENSWAY, LYTHAM ST ANNES		
Proposal:	APPLICATION UNDER S106A OF THE TOWN AND COUNTRY PLANNING ACT TO MODIFY AN EXTANT PLANNING OBLIGATION RELATING TO PLANNING PERMISSIONS 08/0058, 17/0861 AND 17/0862		

Decision

That the decision to approve the amendments set out in the Section 106A application is delegated to the Head of Planning and Housing, to ensure that the revised obligations are aligned with those set out in the separate legal agreement to be entered into by the developer and the local highway authority.