



MINUTES

Planning Committee

Date:	Thursday, 6 October 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Alan Clayton, Gavin Harrison, Kiran Mulholland, Jayne Nixon, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Others Present:	Representatives of the Planning Peer Review Team.
Officers Present:	Mark Evans, Andrew Stell, Rob Buffham, Matthew Taylor, Clare Lord, Lyndsey Lacey-Simone.
Members of the Public:	6 members of the public attended the meeting.

Public Speaking at Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited the member of the public who had registered to speak on planning application: 22/0592 relating to Garden Cottage, Treales Road, Treales to address the Committee at the relevant part of the meeting.

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 of Interest on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 31 August 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Alan Clayton substituted for Councillor Linda Nulty.

Decision Items

4. Planning Matters

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

During consideration of planning application 22/0592 relating to Garden Cottage, Treales Road, Treales, it was moved by Councillor Heather Speak and seconded by Councillor Gavin Harrison to approve the application. As this proposal was contrary to the recommendation on the agenda paper, to comply with paragraph 10.7 of the Member /Officer Protocol for Planning, the meeting was adjourned to consider the details of the proposal.

After the meeting was reconvened, the Chairman invited the Head of Planning to read out the reason for departure of the recommendation/ reason for approval and the associated proposed conditions.

The reason for approval was reported as follows:

“The aim of the restrictions on the scale of residential extensions set out in policy H7 is to maintain a stock of small properties in the countryside and prevent the formation of large dwellings in such areas. As the existing property is very small, in this particular case an extension greater than the 33% set out in Policy H7 would still result in a small 2 bedroomed property and so would not be contrary to the aims of the policy”

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

5. Fylde Council Tree Preservation Order 22/0001: Land West Side of Fleetwood Road, Wesham, PR4 3HD

The Chairman invited Mark Evans (Head of Planning) to introduce the report.

Following consideration of the comments received during the consultation of the Order, members of the Committee were invited to confirm Tree Preservation Order 22/0001: Land West Side of Fleetwood Road, Wesham, PR4 3HD.

Included as appendices to the report were: Tree Preservation Order 22/0001: Land West Side of Fleetwood Road, Wesham PR4 3HD; Letter of Objection and a copy of Strategic Policy ENV1 Landscape.

It was RESOLVED: to confirm Tree Preservation Order 22/0001: Land West Side of Fleetwood Road, Wesham, PR4 3HD without modification.

Information Item

6. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 19 August and 23 September 2022.

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Item Number 1

Application No:	21/1143	Application Type:	Variation of Condition
Applicant:	Mr Gould	Agent:	De Pol
Location:	LAND EAST OF QUEENSWAY (RICHMOND POINT), LYTHAM ST ANNES, FY8 3FY		
Proposal:	APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS) AND 2 (PHASING PLAN) OF RESERVED MATTERS APPROVAL 15/0400 TO ALLOW: 1) ALTERATIONS TO THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF THE DEVELOPMENT APPROVED ON PARCEL 4 OF THE SITE INCLUDING A REDUCTION IN THE NUMBER OF DWELLINGS FROM 180 TO 130, THE SUBSTITUTION OF ALL APPROVED HOUSE TYPES WITH NEW HOUSE TYPES AND ASSOCIATED MODIFICATIONS TO INTERNAL ROADS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON THIS PART OF THE SITE; AND 2) ASSOCIATED ALTERATIONS TO THE APPROVED PHASING PLAN		
Ward:	Heyhouses	Parish:	St Anne's on the Sea

Decision

Authority is delegated to the Head of Planning to GRANT planning permission subject to:

- i. The Council's approval of an application made under Section 106A of the Town and Country Planning Act 1990 which provides for modifications to: a) the definitions of "Phase 2" and "Phase 3"; b) the trigger in Paragraph 14B of Schedule 2; and c) the dwelling numbers in Paragraphs 18-10-18.12 (inclusive) of Schedule 2 contained in the Unilateral Undertaking dated 09.01.12 (as amended) which reduce the dwelling numbers referred to in those parts of the obligation in order that the triggers within the obligation continue to be met despite the reduction in dwelling numbers arising from the development to be granted by the S73 application.
- ii. The local planning authority adopting the document titled "Habitat Regulations Assessment Update 2021" prepared by 'The Environment Partnership' (TEP) – document reference 8862.001, dated January 2022 (including the updated Construction Environmental Management Plan dated January 2022 (document reference 8862.005v3) – as part of its decision in order to discharge the obligations contained in regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019).
- iii. The receipt and consideration of any comments made by St Annes on the Sea Town Council concerning the amended plans which were advertised to them on 16 September 2022; and
- iv. The following conditions (including any amendment to the wording of these conditions or additional conditions that the Head of Planning considers necessary to make otherwise unacceptable development acceptable):

List of Suggested Conditions

1. This approval relates to the following plans:

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Parcel Plan – drawing number R108-1-PP Rev F
Masterplan – drawing number R108/1 Rev E
Storey Heights Plan – drawing number R108-1-SHP Rev B
Landscape Masterplan 4113.01 (July 2017)
Site Area B – drawing number 1844.L.02 Rev F
Site Area C – drawing number 1844.L.03 Rev C
Planning Layout Parcel 4 – drawing number R108/1-4 Rev D
Landscape Proposals (Parcel 4) – drawing number 4178/PH4/01 Rev D
Fencing Layout Parcel 4 – drawing number R108/2-4 Rev C
Fencing Layout Parcel 4 Rear of The Croft – drawing number R108/2-4-1
Site Area E – drawing number 1844.L.05 Rev C
Site Area G – drawing number 1844.L.06 Rev D
Site Area H – drawing number 1844.L.07 Rev C
Site Area J – drawing number 1844.L.08 Rev H
Site Area K – drawing number 184.L.09 Rev D

Adlington House type – drawing number HT187/P/1
Arley House type – drawing number HT186/P/1
Ashgate II House type – drawing number HT138/P/20
Atlanta House type – drawing number 1844.H.18
Austin House type – drawing number 1844.H.04
Baltimore House type – drawing number 1844.H.17
Belgrave House type – drawing number HT146/P/116 Rev B
Bonnington House type (floor plans) – drawing number HT147/P/110-11
Bonnington House type (elevations) – drawing number HT147/P/112-12
Bowes House type – drawing number HT104/P/11 Rev D
Brampton House type – drawing number 1844.H.02
Brampton A House type – drawing number 1844.H.08
Brantwood II House type – drawing number HT167/P/4 Rev A
Bressingham Semi House type – drawing number HT182/P/2
Bridewell/Bressingham Semi House type (floor plans) – drawing number HT181-182/P/1 Rev B
Bridewell/Bressingham Semi House type (elevations) – drawing number HT181-182/P/2 Rev C
Bridewell House type – drawing number HT181/P/1 Rev A
Bridgeport House type – drawing number 1844.H.05
Buckingham House type – drawing number 1844.H.38
Burlington House type – drawing number HT105/P/117 Rev B
Camden & Greenwich House type – drawing number 1844.H.01
Charleston House type – drawing number 1844.H.09
Charleston II House type – drawing number HT166/P/119
Charleston B House type – drawing number 1844.H.10
Charleston C House type – drawing number 1844.H.11
Charleston D House type – drawing number 1844.H.12
Charleston E House type – drawing number 1844.H.13
Charleston F House type – drawing number 1844.H.14
Delaware House type – drawing number 1844.H.44
Denver House type – drawing number 1844.H.19 Rev A
Denver A House type – drawing number 1844.H.20 Rev A
Denver B House type Floor Plan – drawing number 1844.H.35 Rev B
Denver C House type Floor Plan – drawing number 1844.H.43 Rev C
Floridian House type Floor Plan – drawing number 1844.H.45

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Floridian House type Elevation – drawing number 1844.H.46
Gladstone House type (OPP) – drawing number HT165(H)/P/6
Grosvenor House type – drawing number 1844.H.21
Grosvenor B House type – drawing number 1844.H.22
Haworth House type (floor plans) – drawing number H193/P/03
Haworth House type (elevations) – drawing number H193/P/02
Houston House type – drawing number 1844.H.23
Houston B House type – drawing number 1844.H.24
Kingswood House type (floor plans) – drawing number HT174/P/1
Kingswood House type (elevations) – drawing number HT174/P/2
Louisiana House type – drawing number 1844.H.29
Lowry House type (end) – drawing number HT164/P/5
Lowry House type (mid) – drawing number HT164/P/6
Lowry House type (3 block floor plans) – drawing number SD.233 Rev B
Lowry House type (3 block elevations) – drawing number SD.234
Lincoln House type – drawing number 1844.H.25
Lincoln B House type – drawing number 1844.H.26
Lincoln C House type – drawing number 1844.H.27
Lincoln D House type – drawing number 1844.H.28
Mayfair House type – drawing number 1844.H.30
Mayfair B House type – drawing number 1844.H.31
Mayfair C House type – drawing number 1844.H.32
Montana House type – drawing number 1844.H.47
Nebraska House type – drawing number 1844.H.48 Rev A
Newark House type – drawing number 1844.H.33
Ohio House type – drawing number 1844.H.15
Portland House type – drawing number 1844.H.34
Regency House type – drawing number HT142/P/01 Rev B
Renishaw House type – drawing number HT149/P/300 Rev C
Reynold House type (floor plans) – drawing number HT130/P/110 Rev D
Reynold House type (elevations) – drawing number HT130/P/114 Rev B
Rockford House type – drawing number 1844.H.16
Springfield House type – drawing number 1844.H.40
Tabley House type – drawing number HT185/P/1
Tennessee A House type – drawing number 1844.H.36
Tennessee B House type – drawing number 1844.H.37
Townley House type – drawing number HT168/P/103
Trenton House type – drawing number 1844.H.39
Wallingford House type – drawing number HT140/P/102
Yale House type – drawing number 1844.H.03

Apartments I Plot C Elevation & Floor Plan – drawing number 1844.A.01 Rev A
Apartments II Plot C Elevation – drawing number 1844.A.02
Apartments II Plot C Floor Plan – drawing number 1844.A.03 Rev A
Rennes Apartment Block Ground Floor Plan – drawing number R108/HT14/P/1
Rennes Apartment Block First Floor Plan – drawing number R108/HT14/P/2
Rennes Apartment Block Second Floor Plan – drawing number R108/HT14/P/3
Rennes Apartment Block Front & Side Elevation – drawing number R108/HT14/P/4
Rennes Apartment Block Rear & Side Elevation – drawing number R108/HT14/P/5
Apartments IV, IX Plot E & H Elevation – drawing number 1844.A.06
Apartments IV, IX Plot E & H Floor Plan – drawing number 1844.A.07 Rev A

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Apartments V, Vi, VII Plot G Elevations – drawing number 1844.A.08
Apartments V, Vi, VII Plot G Floor Plan – drawing number 1844.A.09 Rev A
Apartments VIII Plot G Elevations – drawing number 1844.A.10
Apartments VIII Plot G Floor Plan – drawing number 1844.A.11 Rev A
Apartment XIII Plot H Elevation – drawing number 1844.A.18
Apartment XIII Plot H Floor Plan – drawing number 1844.A.19 Rev O
Apartment XIV Plot K Elevation – drawing number 1844.A.20
Apartment XIV Plot K Floor Plan – drawing number 1844.A.21 Rev O
Garages – drawing number 1844.H.41 Rev A
Double Detached Garage – drawing number P/DG/1 Rev B
Single Detached Garage – drawing number P/SG/1 Rev B

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

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 the National Planning Policy Framework.

2. All elements of supporting on-site infrastructure (including all estate roads, shared drives and footways, vehicle/pedestrian/cycle linkages with other development parcels and/or land outside the site, areas of open space, play areas and landscaping) falling within each individual parcel of the development identified (through numbering and colour coding) on drawing no. R108-1-PP Rev F shall be completed and made available for use where practically possible before 90% of the dwellings within that parcel are occupied, and in any event before the last dwelling within each associated parcel is occupied.

All elements of supporting off-site infrastructure shown on drawing no. R108-1-PP Rev F shall be completed and made available for use in accordance with the triggers and timescales identified on the approved plan.

Reason: In order that the on and off-site infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each parcel of housing and/or the triggers established by the extant planning permissions in the interests of ensuring a comprehensive, master planned approach to the development of the strategic housing site in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1, GD7, T4, ENV1 and ENV4.

3. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall take place until details of finished floor levels and external ground levels for each plot within the relevant parcel have been submitted to and approved in writing by the Local Planning Authority. The development of that parcel shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and CL2 and the National Planning Policy Framework.

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4. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall take place until details of the external roofing and facing treatments for all dwellings within the relevant parcel have been submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development of that parcel, unless otherwise agreed in writing with the Local Planning Authority.

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

5. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) involving the construction of an apartment block shall take place until a scheme for the design of the external bin stores associated with each apartment block within that parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting and appearance of the external bin stores. The approved scheme shall be implemented and made available for use prior to first occupation of the relevant apartment block within that parcel and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles in the interests of the amenity of future occupiers and to achieve an appropriate appearance for these storage facilities in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall take place until details of the bridge structures and other ancillary buildings/structures within that parcel have been submitted to and approved in writing by the Local Planning Authority. The works within that parcel shall be carried out in accordance with the approved scheme, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance for bridge structures, and other ancillary buildings/structures within each development parcel in the interests of visual amenity in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until a scheme detailing the precise location, size and appearance of all boundary treatments for the relevant parcel, including the planting schedule for any hedge planting, has been submitted to and approved in writing by the Local Planning Authority. The development of the relevant parcel shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and retained thereafter.

Reason: In the interests of the security of future occupiers, to achieve clear demarcation of public and private areas and to ensure that the design of boundary treatments is sympathetic to the

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character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until a detailed soft and hard landscaping scheme for the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The submitted soft landscaping scheme shall include details of private and public landscape areas, including the planting of trees, shrubs and grassed areas. The details of hard landscaping shall include the surfacing of roads and driveways. The duly approved soft and hard landscaping shall be carried out in accordance with the timescale identified in condition 2 of this approval and the areas which are soft landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

9. Prior to commencement of any works associated with the equipped play area located within parcel 5 (the area of which is identified on drawing no. R108-1-PP Rev F), details of the equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The equipped play area shall be implemented in accordance with the duly approved details and provided in accordance with the timescale identified in condition 2 of this approval. Following implementation, the equipped play area will be available for public use at all times.

Reason: To ensure appropriate provision and delivery of equipped play for the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV4, and the National Planning Policy Framework.

10. There shall be no vehicular access, whether for construction purposes or otherwise, from any aspect of the development to or from Wildings Lane.

Prior to commencement of the development hereby approved, Wildings Lane shall be closed to vehicular traffic in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. The closure shall be carried out in conjunction with the provision of any road infrastructure, whether temporary or permanent, resultant from any works within the site, unless the express consent to vary the scheme has first been obtained from the Local Planning Authority.

Reason: To ensure a safe and suitable means of access to the development in the interests of highway safety and amenity in accordance with policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

11. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) involving the provision of public art shall take place until a scheme for the provision of public art within that parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the location and detailed design of the

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public art feature(s). The duly approved scheme shall be implemented prior to the last dwelling within the relevant parcel being occupied and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure an appropriate appearance for public art within the development in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

12. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:

1. A detailed plan for the proposed buildings within that parcel demonstrating that there would be no detrimental impact upon the operation of St Annes Radar; and
2. Details of a scheme to mitigate any detrimental impact upon the St Annes Radar, including any associated timescales for implementation of the mitigation works.

The approved scheme of mitigation shall be implemented in accordance with the approved details and within the approved timescales, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not have a harmful impact on the operation of the St Annes radar station in the interests of aviation safety and in order that the development does not prejudice the operation of any existing aerodrome in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies DLF1 and T3, and the National Planning Policy Framework.

13. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until a scheme of street lighting design for the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and be retained thereafter.

Reason: In the interests of visual amenity and highway safety, and to ensure an appropriate appearance for street lighting within the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

14. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until details of the on-going maintenance of the communal areas of public open space/amenity landscaping, and equipped play area (where relevant) within each associated parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that appropriate measures are put in place for the ongoing management maintenance of areas of public open space, amenity landscaping and play areas in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV4.

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15. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, no development on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall take place until a scheme to protect retained trees and hedgerow within that parcel during the construction period has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period within that parcel.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

16. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all development within parcel 3 (the area of which is identified on drawing no. R108-1-PP Rev F) shall be carried out in accordance with the tree protection measures contained within the Arboricultural Method Statement permitted by approval of details reserved by condition application reference 18/0243.

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all development within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev F) shall be carried out in accordance with the tree protection measures contained within the document titled "Arboricultural Impact Assessment" by 'The Environment Partnership' dated February 2022 (report reference 8862.01.001 – Version 1.0).

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

17. Other than those specimens identified within the Arboricultural Method Statement and Arboricultural Impact Assessment referred to in condition 16 of this approval and those identified on drawing no. 4178/PARCEL4/TREE WORKS/01 Rev A within parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev F) there shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site which are to be retained as part of the development and to ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and ENV1, and the National Planning Policy Framework.

18. On site works, 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.

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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 the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

19. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the scheme for the control of noise, vibration and dust during the construction period permitted by approval of details reserved by condition application reference 18/0243 shall be adhered to throughout the construction process.

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 the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

20. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained to allow for the parking of a private car thereafter.

Reason: To ensure provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

21. All attenuation basins and flow control devices/structures within each parcel (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be constructed and operational prior to any of the dwellings within each associated parcel being occupied.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2.

22. None of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until an estate street phasing and completion plan for each associated parcel has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each parcel of the development will be completed to. The development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: To ensure an appropriate phased completion of the estate streets concurrently with the delivery of housing within each parcel in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

23. No dwelling on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until the estate street(s) affording access to the dwelling(s) within the relevant parcel have been completed in accordance with the estate street phasing and completion plan required by condition 22 of this approval.

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Reason: To ensure an appropriate phased completion of the estate streets concurrently with the delivery of housing within each parcel in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

24. No dwelling on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the relevant parcel have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure that satisfactory measures are put in place for the future management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

25. None of the dwellings on parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F) shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption within the relevant parcel have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory standard of engineering works for estate roads in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

26. Prior to occupation of each dwelling, its associated private car parking and manoeuvring areas shall be constructed in accordance with the details shown on the approved plans and permanently maintained thereafter.

Reason: To ensure adequate provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

27. Prior to occupation of the associated dwelling(s), the communal car parking and manoeuvring areas serving those dwelling(s) shall be constructed in accordance with the details shown on the approved plans and permanently maintained thereafter for communal use only. No spaces shall be reserved for individual premises/dwellings.

Reason: To ensure adequate provision and retention of required parking within the development in the interests of highway safety and amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, St Annes on the Sea Neighbourhood Development Plan policy TR3 and the National Planning Policy Framework.

28. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this approval, none of the dwellings on parcels 3-8 inclusive (the areas of which are identified on

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drawing no. R108-1-PP Rev F) shall be occupied until a scheme detailing provision of cycling facilities within the relevant parcel has been submitted to and approved in writing by the Local Planning Authority. The cycling facilities shall be provided in accordance with the duly approved scheme before occupation of the associated dwelling(s) to be served by those cycling facilities and permanently maintained thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

29. Within development parcels 3-8 inclusive (the areas of which are identified on drawing no. R108-1-PP Rev F), the new estate roads for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development on parcels 3-8 inclusive takes place (excluding pre loading, piling and infrastructure works) and shall be further extended before any development commences fronting the new access road.

Reason: To ensure that a safe and suitable means of access is provided to the site and construction areas before the development becomes operative in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

30. Unless permission to vary this condition is formally approved in writing by the local planning authority, the development hereby approved shall be carried out in full accordance with the approved drawings and the following supporting documents:

Habitats Regulation Assessment (July 2017).

Habitat Regulations Assessment Update 2021 (January 2022) – document reference 8862.001.

Annual Habitat Condition Report (TEP ref: 4996.030).

Winter Bird Survey Report (2016/17) (TEP ref: 4789.032).

Construction Ecological Management Plan (June 2015) (TEP ref: 4996.006).

Construction Environmental Management Plan (January 2022) for Parcel 4 – document reference 8862.005v3

Farmland Conservation Area Management Plan (May 2017)(TEP ref : 3552.018)

Reason: To ensure that appropriate measures are put in place to mitigate the development's potential effects on designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1 and ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

31. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the scheme of remediation to ensure that the scrapes (built to attract whooper swans) fill with water during dry winters shall be implemented in accordance with the details and timescales permitted by approval of details reserved by condition application reference 18/0243. The duly implemented remediation scheme shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to mitigate the development's potential effects on designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial

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Review) policies M1 and ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

32. Notwithstanding the requirements of condition 7 of this approval, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot on parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev F) shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. R108/2-4 Rev C, R108/2-4-1, SD.1 Rev A and S.D.46 Rev A before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable appearance in the street scene in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

33. Notwithstanding the requirements of condition 8 of this approval, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for parcel 4 (the area of which is identified on drawing no. R108-1-PP Rev F) shown on drawing no. 4178/PH4/01 Rev D shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, in accordance with the timescale identified in condition 2 of this approval. The areas in ii) which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details for the on-going maintenance of communal areas of amenity landscaping required by condition 14 of this approval. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to enhance the character of the street scene by providing tree lined streets and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

34. No development involving the diversion and/or culverting of the section of the unnamed ordinary watercourse located along the eastern and southern boundaries of parcel 4, the proposed route of which is identified on drawing no. 30511/450 Rev B, shall take place until the following details of the diverted/culverted watercourse have first been submitted to and approved in writing by the Local Planning Authority:

- a) Its dimensions, cross-sectional area and capacity, including a comparison with the dimensions, cross-sectional area and capacity of the existing watercourse.
- b) Its gradient and any alterations to the existing levels of the watercourse and its banks.
- c) The size and design of headwalls where the culverted section meets the open channel of the watercourse.
- d) Measures to restrict surface water discharge rates into the diverted/culverted watercourse so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event will not exceed the peak greenfield runoff rate for the same event.

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- e) The detailed design of any associated land drain to be provided along the route of the diverted/culverted watercourse, including details of the layout, size (both above and below ground), type, materials, composition and finished levels (including its relationship with surrounding ground levels both within and outside the site) of the land drain and its associated infrastructure (including all pipework).
- f) A strategy for the future management and maintenance of the diverted/culverted watercourse and any associated land drain for the lifetime of the development.

The diversion and/or culverting of the watercourse and provision of any associated land drain shall thereafter be carried out in accordance with the duly approved details before any of the dwellings on plots 304-320 (inclusive), 323-333 (inclusive) and 363-374 (inclusive) are first occupied, and its infrastructure shall be maintained as such thereafter.

Reason: To ensure an appropriate design for the culverted/diverted section of the watercourse and any associated land drain in order that works associated with the culverting/diversion of the existing ordinary watercourse do not result in the development being at unacceptable risk of flooding and do not increase flood risk elsewhere in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1 and CL2, and the National Planning Policy Framework.

35. Notwithstanding any details shown on the approved plans and the requirements of conditions 1 and 2 of this approval, in the event that the developer of parcel 4 does not gain control, through ownership, of the whole of the land contained within parcel 3 (the areas of parcels 3 and 4 are identified on drawing no. R108-1-PP Rev F) before any development associated with the construction of the dwellings on plots 296-311 (inclusive) takes place, then the stretch of the estate road to the southwest corner of parcel 4 which is to provide the means of access for the dwellings on those plots shall be laid out in full accordance with the details shown on drawing no. R108/1-4-1 Rev B – including the provision of the hammerhead turning area in place of the dwellings on plots 302-305 (inclusive) and the construction of the carriageway and footways of the estate road up to the shared ownership boundary with parcel 3 – before any of the dwellings on plots 296-301 and 306-311 (inclusive) are first occupied.

In the event that the developer of parcel 4 does gain control, through ownership, of the whole of the land contained within parcel 3 (the areas of parcels 3 and 4 are identified on drawing no. R108-1-PP Rev F) before any development associated with the construction of the dwellings on plots 296-311 (inclusive) takes place, then: i) the developer shall provide the Local Planning Authority with satisfactory evidence to demonstrate the gaining of that control through the provision of their title to the land or other suitable records which provide proof of ownership; and ii) the stretch of the estate road to the southwest corner of parcel 4 which is to provide the means of access for the dwellings on plots 296-311 (inclusive) shall be laid out in accordance with the details shown on drawing no. R108/1-4 Rev D.

Reason: At present the developer (and owner) of parcel 4 does not have control of the land contained within parcel 3. Accordingly, the developer of parcel 4 is currently unable to provide a continuous highway connection between parcels 3 and 4. If this remains the case, the absence of a through route between parcels 3 and 4 will necessitate the provision of a turning head and a contiguous highway connection to the southwest corner of parcel 4 where it meets the shared ownership boundary with parcel 3. The provision of this contiguous highway connection, and the subsequent access link this will provide between parcels 3 and 4 (and between parcel 3 and the remainder of the development beyond), is a key component of the access and movement strategy for the approved development which must be maintained to ensure the delivery of a

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comprehensive, joined-up and master planned approach to the development of strategic housing site HSS1 and to avoid individual development parcels being isolated from each other. The condition is required to ensure that, in the event that the developer of parcel 4 is unable to gain control of the necessary land within parcel 3 to deliver the continuous highway connection and through route between those parcels shown on the approved plans listed in condition 1, an appropriate alternative highway layout on this part of site is delivered which provides both a safe and suitable means of access and circulation for highway users within parcel 4 and avoids the creation of a ransom strip between parcels 3 and 4 which would prevent the creation of a continuous highway connection between parcels 3 and 4 in the future. The condition is needed in the interests of highway safety and to ensure that a comprehensive, master planned approach is taken to the development of strategic housing site HSS1 in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies M1 and GD7, and the National Planning Policy Framework.

Informative(s)

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

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

2. Wording of conditions 3-8 (inclusive), 11-15 (inclusive), 22-25 (inclusive) and 28-29 (inclusive):

Several of the conditions referred to above require details to be provided and/or compliance with actions for "parcels 3-8 inclusive". The relevant conditions are worded in this way because development on parcels 1 and 2 has already commenced and is being carried out pursuant to reserved matters approval 15/0400 (and the associated outline permission(s)). As parcels 1 and 2 of the development have been implemented pursuant to reserved matters approval 15/0400, and so are subject to the conditions imposed on that approval (which remains intact and unaltered by this decision), the abovementioned conditions do not include reference to the development which has taken place and/or is taking place on parcels 1 and 2 because those aspects of the development have been implemented pursuant to a different approval of reserved matters. The applicant is, therefore, advised that the requirements of all conditions imposed on reserved matters approval 15/0400 continue to apply to the parts of the development located within parcels 1 and 2, except where these have already been discharged by approval of details reserved by condition application 18/0243. In particular, any conditions imposed on reserved matters approval 15/0400 which have not yet been discharged in respect of the development on parcels 1 and 2 continue to have effect and it is not the case, nor should it be construed, that the reference to "parcels 3-8 inclusive" in the wording of the conditions referred to above prevents the need for the relevant conditions attached to reserved matters approval 15/0400 to complied with on parcels 1 and 2 (or any subsequent parcels which the developer may choose to implement pursuant to that approval, rather than this decision).

3. Adoption of Habitat Regulations Assessment:

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In issuing this decision the local planning authority has had regard to the documents titled "Habitat Regulations Assessment Update 2021" (dated January 2022, reference 8862.001) and "Construction Environmental Management Plan" (dated January 2022, reference 8862.005v3) prepared by 'The Environment Partnership' and the comments from Natural England in their letter dated 30.03.22 (but received on 25.08.22) confirming that they are in agreement with the conclusions in the Habitat Regulations Assessment that, with appropriate mitigation in place (as is secured through planning conditions and/or obligations) the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of 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 Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned Habitat Regulations Assessment (including the updated version of the Construction Environmental Management Plan which forms part of that assessment) by 'The Environment Partnership' as part of its decision.

4. Land Drainage Consent for culverting of ordinary watercourses:

The applicant is reminded that, under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), they need consent from the Lead Local Flood Authority to build a culvert or structure (such as a weir or outfall) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

As a minimum, the Lead Local Flood Authority will expect the applicant to:

- Carry out studies of the existing culvert/watercourse condition and capacity;
- Undertake an examination of the downstream condition and implications of the development proposal, and;
- Restrict surface water discharge rates so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event should never exceed the peak greenfield runoff rate for the same event.

As per Lancashire County Council's Consenting and Enforcement Policy, it should be noted that the Lead Local Flood Authority will generally refuse consent to applications that seek to culvert an existing ordinary watercourse. This is in line with Environment Agency's guidance on protecting watercourses.

The applicant should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

For the avoidance of doubt, once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. The applicant must obtain Ordinary Watercourse Consent from Lancashire County Council before starting any works on site.

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Item Number 2

Application No:	22/0311	Application Type:	Full Planning Permission
Applicant:	FAIRHAVEN LAWN TENNIS CLUB	Agent:	FAIRHAVEN LAWN TENNIS CLUB
Location:	TENNIS PAVILION FAIRHAVEN LAKE AND GARDENS INNER PROMENADE LYTHAM ST ANNES		
Proposal:	RETROSPECTIVE APPLICATION FOR REPLACEMENT OF FELTED ROOF TO CLUBHOUSE BUILDING WITH BOX-PROFILE STEEL		
Ward:	Fairhaven	Parish:	

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Scale 1:1250
- Proposed Elevations - Scale 1:50 dated 26/07/22

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.

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.

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Item Number 3

Application No:	22/0460	Application Type:	Full Planning Permission
Applicant:	MR TOM GALLAGHER	Agent:	MR ANDY WOLFE
Location:	HOME FARM WATCHWOOD DRIVE LYTHAM LANCASHIRE FY8 4NP		
Proposal:	ERECTION OF PART SINGLE-STOREY AND PART TWO-STOREY DETACHED DWELLING, INCLUDING RESTORATION WORKS TO FORMER KITCHEN GARDEN WALLS, ASSOCIATED LANDSCAPING AND ACCESS ARRANGEMENTS, AND SOLAR PANELS TO EXISTING AGRICULTURAL BUILDING.		
Ward:	Clifton	Parish:	

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Proposed Site Plan Drawing no. 21-28 PL04 rev B
- General Arrangement Plan Drawing no. P20951-00-001-GIL-0100 rev 03
- Proposed Elevations Drawing no. 21-28 PL07
- Proposed Layout Plan Ground Floor Drawing no. 21-28 PL05
- Proposed Layout Plan First Floor Drawing no. 21-28 PL06
- Proposed Ground Floor Roof Plan Drawing no. 21-28 PL14
- Proposed First Floor Roof Plan Drawing no. 21-28 PL15
- Roof Terrace General Arrangement Plan Drawing no. P20951-00-001-GIL-0110 rev 01
- Kitchen Garden Wall Existing & Proposed Elevations Sheet 1 of 2 Drawing no. 21-28 PL08
- Kitchen Garden Wall Existing & Proposed Elevations Sheet 2 of 2 Drawing no. 21-28 PL09
- Proposed House & Wall Elevations Sheet 1 of 2 Drawing no. 21-28 PL10
- Proposed House & Wall Elevations Sheet 1 of 2 Drawing no. 21-28 PL11
- Proposed Site Context Elevations Drawing no. 21-28 PL12
- Existing & Proposed Barn Elevations Drawing no. 21-28 PL13
- Tree Retention Plan Drawing no. P20951-00-001-GIL-0140 rev 01

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- Walled Garden Tree Planting Plan Drawing no. P20951-00-001-GIL-0400 rev 01

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

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

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

- external surfaces of the building
- windows
- doors
- Insert bronze panels to the wall of the Walled Garden

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

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

4. The development hereby approved shall be constructed in complete accordance with the submitted Energy & Sustainability Statement (energycounsel, ref: Z51812, dated 14/06/2022) which includes, but is not limited to, the provision of:

- A net zero carbon dwelling (112.12% improvement in carbon emissions)
- Passive design measures - including enhanced building fabric, enhanced air tightness, thermal bridging and efficient extract ventilation system
- Low carbon ground source heat pump
- Electric vehicle charging
- Photovoltaics panels to agricultural building
- Rainwater harvesting

Prior to occupation of the dwelling hereby approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate construction of the development in accordance with paragraph 10 (Conclusions) of the submitted Energy & Sustainability Statement (energycounsel, ref: Z51812, dated 14/06/2022). The report shall detail appropriate mitigation measures in the event that the dwelling has not been constructed to accord with paragraph 10 (Conclusions) of the submitted Energy & Sustainability Statement (energycounsel, ref: Z51812, dated 14/06/2022).

Reason: Provision of a net zero carbon dwelling formed part of the justification to support a dwelling in this location, in accordance with Policy GD4, H6 and CL3 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

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5. No above ground works of development shall take place until details of finished floor levels for the building and ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. No development (including any works of site preparation) shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigation has been submitted to and approved in writing by the local planning authority. The WSI shall include provisions for an archaeological watching brief and shall be prepared and implemented by an appropriately qualified and experienced professional archaeological contractor in compliance with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall thereafter be carried out in full accordance with the duly approved WSI and the timetable contained therein.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV5 and the National Planning Policy Framework.

7. Prior to commencement of the development hereby approved, a Reasonable Avoidance Measures method statement for the protection of amphibians during construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in complete accordance with the approved details.

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

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the

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provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

9. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:
- a) hours and days of work for site preparation, delivery of materials and construction;
 - b) areas designated for the loading, unloading and storage of plant and materials;
 - c) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
 - d) arrangements for the parking of vehicles for site operatives and visitors;
 - e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
 - f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
 - g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
 - h) measures to control the emission of dust and dirt during the construction period;

The development shall thereafter be carried out in full accordance with the duly approved CMS.

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 the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

10. The dwelling hereby approved shall be used as a single residential dwelling within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only, and shall not be sub-divided to form additional independent units of accommodation or sub-let in parts.

Reason: To ensure the appropriate level of control over the future occupation of the dwelling in accordance with Policy GD4 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the proper planning of the area.

11. The extent of the dwelling's curtilage is as indicated on the Proposed Site Plan drawing no. 21-28 PL04 rev B.

Reason: to clarify the terms of this consent.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes [A, AA, B, C, D, E, F, G and H], and Schedule 2, Part 2, Classes [A, B and C] of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the integral

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double garage shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: The development has been permitted within the Countryside Area on the basis that the dwelling is of truly outstanding design. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of large extensions, alterations to roofspace, the erection of large outbuildings within garden of the dwelling, or the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, in order to ensure that such development would not undermine that design as originally approved in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4 and H7.

13. The integral double garage and manoeuvring areas for the dwelling shall be constructed and made available for use prior to occupation of the dwelling in accordance with the details shown on drawing no's:

- Proposed Site Plan drawing no. 21-28 PL04 rev B
- Proposed Layout Plan Ground Floor drawing no. 21-28 PL05

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies T5 and GD7, and the National Planning Policy Framework.

14. The duly approved soft landscaping scheme as detailed on drawing numbers:

- General Arrangement Plan drawing no. P20951-00-001-GIL-0100 rev 03
- Walled Garden Tree Planting Plan drawing no. P20951-00-001-GIL-0400 rev 01
- Roof Terrace General Arrangement Plan drawing no. P20951-00-001-GIL-0110 rev 01

shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: Provision of soft landscaping formed part of the justification to support a dwelling in this location, and, to ensure appropriate landscaping of the site in the interests of visual amenity and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

15. Unless alternative details are submitted to and approved in writing by the Local Planning Authority, the Landscaping of the site shall be managed in complete accordance with the submitted Landscape Management Strategy (Gillespies, ref: P20951-00-001-GIL704 revision 00, dated 13/06/2022).

Reason: To ensure that appropriate measures are put in place to secure the maintenance and longevity of landscaping that forms an integral part of this development, in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD4, H6, GD7 and ENV1, and the National Planning Policy Framework.

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16. The development hereby approved shall be constructed in complete accordance with the hard landscaping scheme as detailed on drawing number:

- General Arrangement Plan drawing no. P20951-00-001-GIL-0100 rev 03

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

17. With the exception of those specimens identified on the Tree Retention Plan Drawing no. P20951-00-001-GIL-0140 rev 01, no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To protect the existing trees on the site that are shown to be retained as part of the scheme and to ensure appropriate compensatory planting is introduced to offset any additional tree and hedge removal required as a result of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7, ENV1 and ENV2.

18. Prior to occupation of the dwelling hereby approved, restoration works to the wall of the Walled Garden, including but not limited to the extent of wall dismantling, wall rebuilding, coping details, door insertion, reinstatement of gateposts and the associated urns and gates, shall be undertaken in complete accordance with the details as specified on drawings:

- Kitchen Garden Wall Existing & Proposed Elevations Sheet 1 of 2 drawing no. 21-28 PL08
- Kitchen Garden Wall Existing & Proposed Elevations Sheet 2 of 2 drawing no. 21-28 PL09

The works shall be implemented in complete accordance with the submitted document 'Method Statement for brickwork repointing and repair of the Kitchen Garden Walls at Home farm Lytham'.

Reason: Restoration of the wall formed part of the justification to support a dwelling in this location, and, to ensure the appropriate methodology to preserve the remaining sections of this feature, the use of appropriate materials in its restoration, and to secure the implementation of that restoration in accordance with Policy GD4, H6, GD7 and ENV5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

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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. The LLFA advises that sustainable drainage on a property level is considered by the applicant to retain surface water runoff from roofs and impermeable surfaces within the boundary of the development. This includes taking measures such as installing leaky water butts, permeable paving and roof gardens.
3. It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Himalayan balsam are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

4. Environmental permitting (water discharge activities) – advice to applicant

Where it is not possible to connect foul drainage to the main sewer, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone (SPZ). For information, this location is not within an SPZ.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

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Item Number 4

Application No:	22/0566	Application Type:	Householder Planning Application
Applicant:	Andrew Ashurst	Agent:	MR PHILIP LEWIS
Location:	HOLLY BANK NEW HEY LANE NEWTON WITH CLIFTON PRESTON LANCASHIRE PR4 3SB		
Proposal:	CONVERSION OF INTEGRAL GARAGE TO HABITABLE LIVING ACCOMMODATION, ADDITION OF DUAL-PITCHED ROOFS ABOVE EXISTING FLAT-ROOFED PROTRUSIONS TO FRONT OF DWELLING AND FORMATION OF NEW VEHICLE ACCESS TO NEW HEY LANE INCLUDING ERECTION OF FRONT BOUNDARY WALL AND GATES UP TO 1 METRE IN HEIGHT		
Ward:	Newton with Treales	Parish:	Newton with Clifton

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan - Scale 1:1250
- Proposed Site Plan - Drawing no. 5 Rev 0
- Proposed Elevations - Drawing no. 2 Rev 0
- Proposed Floor Plan - Drawing no. 3 Rev 0
- Proposed Access Layout & Elevation - Drawing no. 6 Rev 0

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, the submitted application form, and in the email dated 04 September 2022 from the agent (PJM Plans)

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

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requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

Informative(s)

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

The 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.

Item Number 5

Application No:	22/0592	Application Type:	Householder Planning Application
Applicant:	MR AND MRS PETER PALMER	Agent:	MR NICK HAYES
Location:	GARDEN COTTAGE TREALES ROAD TREALES ROSEACRE AND WHARLES PRESTON LANCASHIRE PR4 3SR		
Proposal:	SINGLE STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY AND OUTBUILDING (RESUBMISSION OF 22/0015)		
Ward:	Newton with Treales	Parish:	Treales, Roseacre and Wharles

Decision

Granted

Reason for Decision

The aim of the restrictions on the scale of residential extensions set out in policy H7 of the Fylde Local Plan to 2032 (incorporating Partial Review) is to maintain a stock of small properties in the countryside and prevent the formation of large dwellings in such areas. As the existing property is very small, in this particular case an extension greater than the 33% set out in Policy H7 would still result in a small 2 bedroomed property and so would not be contrary to the aims of the policy.

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:

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- Location Plan - Hayes Drawing no. 664-EX01 Rev B
- Proposed Floor Plan - Hayes Drawing no. 664-P01 Rev D
- Proposed Elevations - Hayes Drawing no. 664-P02 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 (incorporating Partial Review) and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used on the external surfaces of the development shall match those of the existing dwelling in terms of type, colour, texture and scale.

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

Informative(s)

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 39 of the National Planning Policy Framework.