



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 27 July 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Alan Clayton, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Liz Oades, Heather Speak, Viv Willder.
Other Members:	Councillor Sandra Pitman.
Officers Present:	Ian Curtis, Andrew Stell, Kieran Birch, Clare Lord, Lyndsey Lacey-Simone.
Other Attendees:	Approx. 28 members of the public were present during the course of the day.

Councillors Jan Barker and Heather Speak

Following their recent appointment to the committee, the Chairman welcomed Councillors Jan Barker and Heather Speak to the meeting.

Public Speaking at the Development Management Committee

The Vice-Chairman 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.

Councilor Jan Barker declared a personal and prejudicial interest in planning application 16/0194 relating to land rear 23 to 63 Westgate Road, St Annes and withdrew from the meeting during the discussion and voting thereon.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 29 June 2016 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Linda Nulty.

Councillor Viv Willder for Councillor Albert Pounder.

Decision Items

4. Development Management Committee

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

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

With regard to planning application 16/0449 relating to 21 Lytham Road, Freckleton, the Council's Monitoring Officer be asked to write to Councillor Threlfall expressing the committee's disappointment that the development had not been carried out in accordance with the approved plans.

(At the request of Councillor John Singleton and in his absence, the Chairman read out a letter from him in support of planning application 15/0836 relating to Moorsfield Farm and Private Fishery, Chain Lane, Staining).

(Councilors Liz Oades and Heather Speak requested that their names be recorded as having voted against approval of planning application 15/0827 relating to Brook Farm, Dowbridge, Kirkham).

(Councillor Neil Harvey requested that his name be recorded as having abstained from voting on planning application 15/0827 relating to Brook Farm, Dowbridge, Kirkham)

(Councillors Christine Akeroyd and Kiran Mulholland were not in attendance during the consideration and voting on planning application numbers: 15/0505, 15/0836, 15/0194, 16/0200, 16/0211, 16/0227, 16/0273, 16/0320, 16/0371 and 16/0449).

(Councillor Viv Willder was not in attendance during the consideration and voting on planning application numbers: 15/0505, 15/0194, 16/0200, 16/0211, 16/0273, 16/0320, 16/0371 and 16/0449).

(Councillor Michael Cornah was not in attendance during the consideration and voting on planning application numbers: 16/ 0194, 16/0200, 16/0211, 16/0273, 16/0371 and 16/0449).

5. Consideration of Council's Case to Defend Appeal Against Non-Determination of Planning application 15/0547 at Brook Farm, Dowbridge.

Kieran Birch (Senior Development Officer) was invited to introduce the report. In doing so, he stated that the council is faced with an appeal on grounds of its failure to determine planning application 15/0547 within the requisite timescale of 13 weeks from submission. He advised that the application is submitted in outline and relates to the erection of up to 170 dwellings and associated infrastructure on a site that would be accessed from Dowbridge in Kirkham.

It was further reported that the appeal is to be determined following a public inquiry which is programmed to commence on 22 November 2016. Details with regard to this matter were set out in the report.

The Appendix to the report described the application, consultation responses, neighbour comments, planning policy background, and officer views on the material planning considerations raised by the application / appeal.

Members were reminded that the Council is seeking to defend the appeal on the grounds of the scale of the development proposed and the harmful visual impact that it would cause to the setting of Kirkham and the area of the application site in general. A second reason related to the lack of any mechanism to secure appropriate contributions from the development towards affordable housing, education places, etc.

Following consideration of this matter it was RESOLVED to support the grounds for the defence of the appeal and direct the Head of Planning and Regeneration to prepare the council's Statement of Case on the appeal and progress the council's case (including the wording of planning obligations, the preparation of Proofs of Evidence, the signing of Statements of Common Ground and all other such associated matters) in accordance with the committee's conclusions.

Information Items

6. List of Appeals Decided

To note the appeal decision letters received during the period 17/06/2016 and 15/07/2016 (previously circulated).

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Item Number: 1

Application Reference:	15/0505	Type of Application:	Full Planning Permission
Applicant:	Warton Developments	Agent :	Steve Brougham Architect
Location:	LAND NORTH OF SNOWDROP GROVE & WEST OF HARBOUR LANE, BRYNING WITH WARTON, PRESTON, PR4 1YB		
Proposal:	RESUBMISSION OF APPLICATION 13/0433 FOR 9 DETACHED HOUSES AND ASSOCIATED WORKS, WITH REVISIONS TO LAYOUT AND HOUSE DESIGNS		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on the 29 April 2015, including the following plans:

1. Location plan - 2215-PA-LP
2. Proposed site plan/landscape masterplan - 2215-PA-01 Rev C
3. House Type C - 2215-PA-04 Rev A
4. House Type D - 2215-PA-05 Rev A
5. House Type E - 2215-Pa-06 Rev A

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

- 3 All existing lengths of hedgerow within the proposed residential development area shall be retained. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the

provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 4 Prior to commencement of works a fully detailed method statement and habitat creation proposals to demonstrate that impacts on amphibians will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Such measures should include, but not be exclusive to the erection / retention and maintenance of amphibian exclusion fencing, suitable methodology for capture and removal of individual GCN which may present on site, dropped kerbs and offset gully pots to be used on the section of road abutting the pond and grassland area in the centre of the site and clear proposals for the removal of fish from the onsite pond in addition to aquatic planting. Interpretation signage should also be used adjacent to this feature and post development monitoring of the onsite pond and (if possible) pond 6 on adjacent land. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person.

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

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

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

- 6 Obscure glazing shall be provided in the first floor side elevation windows of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents

- 7 Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

- 8 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. All hard and soft landscape works shall be carried out in accordance with the

approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities

- 9 Prior to the commencement of any development hereby approved details of the management and on-going maintenance arrangements for the communal areas of the site shown on the site plan approved under condition 2 of this permission shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall ensure that these areas are all retained available for shared public use / benefit and shall be implemented in the construction of the development and thereafter.

To ensure that these communal areas remain available in accordance with providing an appropriate level of public open space as required by Policy TREC17 of the Fylde Borough Local Plan and an appropriate appearance to the development as required by Policy HL2 of the Fylde Borough Local Plan

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

- a) the identification of the site access for construction traffic
- b) the parking of vehicles of site operatives and visitors
- c) loading and unloading of plant and materials
- d) storage of plant and materials used in constructing the development
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- f) wheel washing facilities
- g) measures to control the emission of dust and dirt during construction
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works
- i) hours of operation to be limited to 08.00-18.00 Mondays to Friday; Saturdays 08.00 – 13.00 and no work on Sundays or Bank Holidays.

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

- 11 No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 19.9

litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development, and to ensure that water quality is not detrimentally impacted by the development proposal

- 12 No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.

The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the drainage for the proposed development can be adequately maintained, and that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

- 13 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - a. on-going inspections relating to performance and asset condition assessments
 - b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

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

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 14 Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

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

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

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

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

- 17 No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off site works of highway improvement has been submitted to and approved by the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway works are acceptable prior to work commencing on site.

- 18 No part of the development hereby approved shall be occupied until the approved scheme referred to in condition number 17 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 19 Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local

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Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 - Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 - Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 - Securing revised plans during the course of the application which have overcome initial problems
2. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

Item Number: 2

Application Reference:	15/0827	Type of Application:	Outline Planning Permission
Applicant:	Hollins Strategic Land LLP	Agent :	
Location:	BROOK FARM, DOWBRIDGE, KIRKHAM, PRESTON, PR4 3RD		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT OF UP TO 95 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision:

Outline Planning Permission :-Delegate the authority to Grant planning permission to the Head of Planning and Regeneration subject to referral to the Secretary of State for Communities and Local Government and to the completion of a 106 Agreement to secure so much of the following as the Head of Planning and Regeneration is satisfied can be provided consistent with the viability of the development:

- a) provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- b) a financial contribution of £1000 per dwelling towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site,
- c) £15,000 Funding for pedestrian cycle improvements at Kirkham and Wesham Rail Station
- d) £10,000, Funding for further speed measurement survey (prior to occupation of the 51st Dwelling) and funding for further speed reduction measures (if necessary)
- e) £6,000, Travel Plan Support - LCC request a sum appropriate for a development of this scale and in line with LCC's Planning Obligations Policy Paper, to enable Lancashire County Councils Travel Planning Team to provide a range of Travel Plan services.
- f) a contribution towards primary and secondary education, the total amount to be based on the final bedroom mix

And that the planning permission be subject to the following Conditions and Reasons (or any revisions to these that are considered necessary by the Head of Planning and Regeneration)

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

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

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

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

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

Nos. (1, 2, 3 and 5)

(Reserved matters are:- 1. Layout

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

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

- 3 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 20/11/15, including the following plans:

6. Proposed site location plan
7. Landscape Masterplan 1956_03
8. Proposed access improvement and traffic calming (Inset 1) SK21452- 005
9. Proposed access improvement and traffic calming (Inset 2) SK21452-006
10. Proposed access improvement and traffic calming general arrangement SK21452-002
11. 2016 EA Flood Zone extents plan HYD046 205 (A) REV D

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

- 4 The details submitted as part of the reserved matters approval shall be substantially in accordance with the illustrative landscape masterplan (1956_03) and shall respect the layout principles established by this plan. This shall include the provision of a linear park along the south west boundary and woodland planting around the other boundaries.

Reason: In the interests of layout, visual amenity and residential amenity.

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

Note:

(i) Delivering these works will require a review, consultation and implementation of new/or changes to TROs; the full cost for these to be funded by the developer.

(ii) The position of the eastbound bus stop will be subject to detailed design.

(iii) As part of the detailed design, the issues identified in the Stage 1 Safety Audits for the off-site highway works will be addressed through the S278.

(iv) The site access gradients will be constructed to the appropriate LCC adoptable standards.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised).

- 6 Prior to the first occupation of any part of the development hereby approved, the access, emergency access and off-site highway works set out in condition 5 should be constructed in accordance with the details approved, unless otherwise agreed in writing with the Local

Planning Authority.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe access to the site and ensure that users of the development have appropriate access to sustainable transport options

- 7 Prior to occupation of the 51st dwelling the Applicant/Developer will be required to carry out a traffic speed review in the vicinity of the site access. Should the review indicate that the 85th percentile speeds are greater than 30mph (in either direction) then a scheme of further works designed to reduce speeds on Dowbridge in the vicinity of the site access (such as SPID signing) shall be submitted to the Local Planning Authority for written approval, and shall be implemented within a timescale to be agreed as part of that submission.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe access to the site

- 8 The Framework Travel Plan as agreed must be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

Reason: To ensure that the development provides sustainable transport options.

- 9 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- g) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- h) a Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
- i) a scheme to control noise during the construction phase, and
- j) the routing of construction vehicles and deliveries to site.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

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- 10 There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all time.

- 11 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

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

- 12 No external lighting shall be installed until details of the lighting scheme have been submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

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

- 13 Prior to the commencement of development details of fencing to be erected and maintained between the application site and sensitive habitats to be retained (pond, hedgerows and watercourses) throughout any permitted construction period shall be submitted to the LPA for approval in writing. The development shall take place with the approved fencing in place throughout.

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

- 14 Prior to the commencement of development details a Method Statement of measures to be taken to prevent the spread of Himalayan balsam and eradicate it from the development site shall be submitted to the LPA for approval in writing. Once approved the Method Statement must be implemented in full.

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

- 15 No works shall commence until details of bird nesting opportunities to be installed with the re-developed site have been submitted and approved in writing by Fylde Borough Council. The details shall include provision for Song Thrush, Dunnock and House Sparrow (Species of Principal Importance). Consideration should also be given to provision of opportunities for other declining species of bird such as House Martin and Swift. The approved details shall be implemented in full.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the

provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 16 No works shall commence until full details of bat roosting opportunities to be installed within the re-developed site have been submitted and approved in writing by Fylde Borough Council. Approved details shall be implemented in full. Please see the Bat Conservation Trust website Bat Product Listv5 (642 KB) on www.bats.org.uk/pages/new_build

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

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

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

- 18 No site clearance, site preparation or development work shall take place until a fully detailed landscaping/habitat creation and management plan has been submitted and approved in writing by Fylde Borough Council. The approved details shall be implemented in full.

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

- 19 The drainage for the development hereby approved, shall be carried out in accordance with principles set out the submitted Flood Risk Assessment HYDO46_BROOK.FARM_FRA & DMS Rev 1.0 Dated 19/11/2015 which was prepared by Betts Hydro and the mitigation measures within it. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain to watercourse and no surface water will be permitted to drain directly or indirectly into the public sewer. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed, maintained and managed in accordance with the approved details.

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

- 20 No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

1. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both

pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 20.7 l/s for the 1 in 1 year event, 40.4l/s for the 1 in 30 event and 49.6l/s for the 1 in 100 year event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
3. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
4. Flood water exceedance routes, both on and off site;
5. A timetable for implementation, including phasing as applicable;
6. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
7. Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained.to ensure that there is no flood risk on or off the site resulting from the proposed development, and to ensure that water quality is not detrimentally impacted by the development proposal

- 21 *No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.*

Reason: To ensure that the drainage for the proposed development can be adequately maintained, and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

- 22 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 23 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This programme of works shall include the following elements:

- a) A survey of the original buildings of Brook Farm to Level 2 as set out in Historic England 2006 Understanding Historic Buildings: a guide to good recording practice;
- b) A topographical survey of the occupation road/hollow way as identified in the Heritage Statement (site 03);
- c) The careful demolition of the buildings to slab level followed by a phased scheme of archaeological investigation and recording of the ground beneath the modern farm buildings, tracks, hard-standing, etc. in a strip 10m wide each side of the projected line of the Dowbridge to Ribchester Roman road as shown on the OS 1:10,560 of 1848 (sheet Lancashire 60, surveyed 1844-5);
- d) A phased scheme of archaeological investigation and recording between the present farm buildings and the Dow Brook, looking for remains of the Roman road noted above and any roadside development or burials;
- e) A phased scheme of archaeological investigation and recording of the feature towards the northern end of the western boundary of the site labelled 'Supposed site of Roman Road' on the OS 1:10,560 of 1848 (sheet Lancashire 60, surveyed 1844-5);
- f) The excavation of at least one archaeological trench within each of the five geophysical survey areas, to ground truth the results of the geophysical survey.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

- 24 Times of construction shall be limited to 08.00 – 18.00 Monday to Friday; 08.00 – 13.00 Saturday and no work on Sundays or Bank Holidays.

Reason: In the interests of residential amenity

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- 25 As per the contaminated land report, the applicant shall deposit 600mm of clean sub soil in the garden areas, 450mm in the soft landscaping areas and 150mm elsewhere. The applicant shall demonstrate that the subsoil complies with relevant guidance.

Reason: In the interests of public safety

- 26 As gas movement has been detected, reinforced concrete floor slabs shall have at least a 2000 gauge DPM. All service entries to be sealed and sub floor spaces shall be ventilated to achieve one complete air change per 24 hours

Reason: In the interests of public safety.

- 27 Prior to commencement of development full details shall be provided in a remediation report of the measures introduced to deal with the asbestos contamination. The measures shall be implemented in full.

Reason: In the interests of public safety

Informative notes:

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.
3. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.

Item Number: 3

Application Reference:	15/0836	Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Gibbons	Agent :	Keystone Design Associates Ltd
Location:	MOORSFIELD FARM AND PRIVATE FISHERY (WAS STAINING HALL POULTRY FARM), CHAIN LANE, STAINING, BLACKPOOL, FY3 0DB		
Proposal:	RETROSPECTIVE APPLICATION FOR CONVERSION AND PARTIAL REBUILD OF PIGSTY TO STABLES FOR PRIVATE USE AND PARTIAL REBUILD OF SINGLE STOREY BRICK BUILDING FOR THE PURPOSES OF STORAGE IN CONNECTION WITH THE USE OF THE ASSOCIATED LAND AND CREATION OF HARDSTANDING AREA.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 24 November 2015, including the following plans:

A015/065/S/03 - Site location
A015/065/P/02 Rev D - Conversion of pigsty to stables

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
- The stables hereby permitted shall be used for the private stabling of horses and storage of associated equipment and feed only and shall not be used for any trade, business or other storage purposes.

To define the permission and in the interest of the visual amenities and character of the area.
- The storage building hereby permitted shall be only used for agricultural purposes, or for the storage of equipment and feed in association with an agricultural / equestrian use of the land.

To define the permission and in the interest of the visual amenities and character of the area.

Informative notes:

- The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 4

Application Reference:	16/0194	Type of Application:	Full Planning Permission
Applicant:	Baxter Homes LTD	Agent :	Croft Goode Limited
Location:	LAND REAR 23 TO 63 WESTGATE ROAD, WESTGATE ROAD, LYTHAM ST ANNES, FY8 2SG		
Proposal:	RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS COMPRISING 17 HOUSES AND 8 APARTMENTS INCLUDING ASSOCIATED INFRASTRUCTURE		

Decision

Full Planning Permission :- Delegate the authority to Grant planning permission to the Head of Planning and Regeneration subject to the completion of a 106 Agreement to secure so much of the following as the Head of Planning and Regeneration is satisfied can be provided consistent with the viability of the development:

- a) The provision, retention and operational details for 100% of the proposed dwellings to be affordable properties
- b) A proportionate and viable financial contribution towards securing off site public open space, or the improvement of existing space.
- c) A proportionate and viable financial contribution towards enhancement of education capacity in the area

And that the planning permission be subject to the following Conditions and Reasons (or any revisions to these that are considered necessary by the Head of Planning and Regeneration)

Conditions and Reasons

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

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

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

Reason: In the interests of visual amenity.

- 3 Prior to commencement of any development on site, full details of all hard surface treatments within the development shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be carried out prior to occupation of the residential units.

Reason: In the interests of visual amenity

- 4 Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

- 5 Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to mimic the existing site run off plus 30% betterment

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

- 6 Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

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

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

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

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

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- 9 Construction and demolition work shall be restricted to 08.00 – 18.00 Monday to Friday, 08.00-13.00 Saturday and no work on Sundays or Bank Holidays.

Reason: To protect neighbouring amenity

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

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

- 11 No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 10 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

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

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

- 13 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F, or G of the Town and Country Planning General Permitted Development Order 1995 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

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

- 14 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 31 October 2014, including the following plans:

Proposed site layout PN001
Existing site location plan 15-2089-EX001 Rev A
Block 1 & 3 15-2089-PN101
Block 2 & 4 15-2089-PN102
Block 5 15-2089-PN103
Block 6 15-2089-PN104
Block 7 15-2089-PN105
Block 8 15-2089-PN106
Block 9 15-2089-PN107

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

- 15 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development 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: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

- 16 The dwellings shall be so constructed as to provide sound attenuation of not less than 35 db(A) against the external noise to which they will be exposed.

Reason: In order to protect the residential amenity of future occupiers

- 17 No development shall commence until details of the finished floor levels have been submitted to, and approved in writing by, the local planning authority. The development shall be constructed in accordance with the approved details.

Reason To ensure a satisfactory standard of development.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided. The scope of the off-site highway works shall include the provision of 2 junction tables, and pursuit and introduction (subject to there being no objections) of a 20mph speed limit.
3. A public sewer crosses this site and United Utilities may not permit building over it. They will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with the Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees shall not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree

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Item Number: 5

Application Reference:	16/0200	Type of Application:	Full Planning Permission
Applicant:	J T Smith	Agent :	Ian Pick Associates Ltd
Location:	SWARBRICK HALL FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JJ		
Proposal:	EXTENSION OF EXISTING POULTRY REARING ENTERPRISE BY FURTHER 80,000 BIRDS THROUGH ERECTION OF 2 NO. POULTRY BUILDINGS WITH ASSOCIATED BULK BINS AND INFRASTRUCTURE FOLLOWING DEMOLITION OF EXISTING PIG UNITS		

Decision

Full Planning Permission :- Delegated to Head of Planning and Regeneration to approve on expiration of statutory notice period following publication of press notice and the consideration of any comments received as a consequence of that notice, or other representations.

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 consent relates to the following details:

Approved plans:

12. Location Plan - drawing no. IP/JS/02
13. Site plan - drawing no. IP/JS/03
14. Proposed floor plans and elevations - drawing no. IP/JS/04
15. Proposed landscape plan - drawing no. IPA2048411
16. Proposed blending room plan - drawing no. IPA/JS/10

Supporting Reports:

17. Design, Access & Planning Statement - Ian Pick March 2016
18. Soft landscape specification - document ref. IPA20484 - ACD Environmental
19. Landscape appraisal - doc ref. IPA20484LA - ACD Environmental
20. Flood risk and surface water management plan - doc. ref. K0711/HH Hydro-logic services (10th March 2016)
21. Baseline ecological site audit - doc. ref. S:6329a/J000579/HAUD - 'Betts Ecology' (29th January 2016)
22. Environment Agency permit - permit number EPR/XP3330VH
23. Environmental statement - Ian Pick June 2016
24. Acoustics report M1616/R01 27th June 2016
25. Odour study - AS Modelling & Data Ltd - 24th June 2016

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

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

In the interests of visual amenity.

- 4 Landscaping shall be carried out in accordance with the details submitted in the soft landscape specification and indicated on drawing no. IPA2048411. The agreed scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

- 5 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

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

- 6 In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

- 7 If any Species of Principal Importance are found during the proposed works on site such as Common Toad or Hedgehog, they should be moved to an area of suitable habitat which will remain undisturbed. In the event that great crested newt is unexpectedly encountered before or during site clearance or development work, then work shall stop until specialist advice has been sought regarding the need for a licence from Natural England.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006 and The Protection of Badgers Act 1992.

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- 8 Building demolition, vegetation clearance works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist and the result submitted to the Local Planning Authority.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutionsSecuring revised plans during the course of the application which have overcome initial problems

Item Number: 6

Application Reference:	16/0211	Type of Application:	Full Planning Permission
Applicant:	RG & JM Towers	Agent :	Ian Pick Associates Ltd
Location:	THREE NOOKS WOOD, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3WA		
Proposal:	ERECTION OF TWO ADDITIONAL BROILER REARING BUILDINGS AND ASSOCIATED INFRASTRUCTURE INCLUDING FEED BINS, HARDSTANDINGS AND ATTENUATION POND		

Decision

Full Planning Permission :- Delegated to Head of Planning and Regeneration to approve on expiration of statutory notice period following publication of press notice and the consideration of any comments received as a consequence of that notice, or other representations.

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 consent relates to the following details:

Approved plans:

26. Location Plan - drawing no. IP/RT/01
27. Site layout plan - drawing no. IP/RT/02B
28. Topographical survey - drawing no. IP/RT/05
29. Proposed sectional plan - drawing no. IP/RT/04B
30. Proposed floor plans and elevations - drawing no. IP/RT/03
31. Proposed landscape plan - drawing no. IPA20555-11C
32. Proposed blending room plan - drawing no. IPA/RT/10

Supporting Reports:

33. Design, Access & Planning Statement - Ian Pick March 2016
34. Soft landscape specification - document ref. IPA20555 - ACD Environmental - May2016
35. Landscape appraisal - doc ref. IPA20360LA - ACD Environmental
36. Flood risk and surface water management plan - doc. ref. K0712/HH Hydro-logic services (3rd March 2016)
37. Extended Phase I Habitat Survey - 'Wold Ecology' (February 2016)
38. Environment Agency permit - permit number EPR/MP3735ZY
39. Environmental statement - Ian Pick June 2016
40. Matrix Acoustics report M1308/R02 9th May 2016
41. Odour study - AS Modelling & Data Ltd - 24th June 2016

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

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

In the interests of visual amenity.

- 4 Landscaping shall be carried out in accordance with the details submitted in the soft landscape specification and indicated on drawing no. IPA20555-11C. The agreed scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season following the completion of the construction of either of the buildings hereby approved.

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

- 5 The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

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

- 6 No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff.

c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

d) Flood water exceedance routes, both on and off site;

e) A timetable for implementation, including phasing as applicable;

f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and will not impact on flood risk on or off the site.

- 7 No construction works for either building shall commence until details of the finished floor levels of that building, and the works to be undertaken to ground levels elsewhere on the site to accommodate those floor levels, have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

For the avoidance of doubt, to ensure a satisfactory standard of development given the undulating rural nature of the site and its surrounding area.

- 8 Prior to the commencement of any development details of the design, capacity, outfall destination and rate, and mechanism to control outfall flow for the attenuation basin shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented and made operational alongside the construction of the first of the buildings hereby approved, and shall be maintained operational at all times thereafter.

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

- 9 Prior to the commencement of development a scheme for the provision of bat and bird boxes shall be submitted to and approved in writing. The location and specifications for the boxes shall be in accordance with the recommendations set out in para. 7.5.1.1 - 7.5.1.4 and 7.5.2.2 - 7.5.2.6 of 'Wold Ecology Ltd' Extended Phase 1 Habitat Survey. There after the approved boxes shall be provided and retained in their approved form.

In the interest of habitat enhancement for bats and nesting birds.

- 10 In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

- 11 If any Species of Principal Importance are found during the proposed works on site such as Common Toad or Hedgehog, they should be moved to an area of suitable habitat which will remain undisturbed. In the event that great crested newt is unexpectedly encountered before or during site clearance or development work, then work shall stop until specialist advice has been sought regarding the need for a licence from Natural England.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as

amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006 and The Protection of Badgers Act 1992.

- 12 Building demolition, vegetation clearance works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist and the result submitted to the Local Planning Authority.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

Informative notes:

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please send a copy of the decision notice to: suds@lancashire.gov.uk

2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 7

Application Reference:	16/0227	Type of Application:	Outline Planning Permission
Applicant:	Mr & Mrs A & V Wallace	Agent :	De Pol Associates Ltd
Location:	LAND TO REAR OF 91 RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF UP TO EIGHT DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Delegate the authority to determine the application to the Head of Planning and Regeneration, with any approval subject to the satisfactory resolution of the following outstanding issues (including the imposition of appropriate planning conditions) and to refuse the application if these matters are not resolved:

42. Agreeing an appropriate design of the access arrangements and any required traffic calming following receipt of final comments from the highway authority
43. Ensuring the access maintains protection for the protected trees on site

And that any grant of planning permission be subject Planning Conditions to cover the following matters and others which the Head of Planning and Regeneration considers to be appropriate at the time of determination of the application:

1. Time limit for permission
2. Requirement to submit reserved matters
3. List the approved plans
4. Limit development to 8 dwellings with these being single storey and laid out in general accordance with the submitted illustrative layout to ensure acceptable visual impact and relationships with offsite receptors (trees, landscape, neighbours, equestrian)
5. Provide access visibility, design and construction
6. Implement any traffic calming or off-site works
7. Confirm details of materials and boundary treatments in reserved matters
8. Provide suitable landscaping arrangements with reserved matters and implement
9. Provide protection for trees during construction
10. Ecological mitigation for bats and GCN
11. Avoid bird breeding season with works
12. Agree necessary drainage scheme at reserved matters stage for surface and foul water
13. Submit ground levels of properties at reserved matters stage
14. Agree and operate a suitable Construction Management Plan

Item Number: 8

Application Reference:	16/0273	Type of Application:	Full Planning Permission
Applicant:	Smith Brothers	Agent :	Ian Pick Associates Ltd
Location:	TODDERSTAFFE HALL FARM, FAIRFIELD ROAD, STAINING, POULTON-LE-FYLDE, FY6 8LF		
Proposal:	ERECTION OF 4 NO. LIVESTOCK BUILDINGS FOR PIG REARING TOGETHER WITH AN ENCLOSED SLURRY STORAGE TANK AND AN OPEN ATTENUATION POND		

Decision

Full Planning Permission :- Delegated to Head of Planning and Regeneration to approve on expiration of statutory notice period following publication of press notice and the consideration of any comments received as a consequence of that notice, or other representations.

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 consent relates to the following details:

Approved plans:

- 44. Location Plan - IP/SB/01
- 45. Proposed site layout plan - P16-SMITH-WF-002
- 46. Finisher #1 - Plan and elevations - P16-SMITH-WF-004
- 47. Finisher #2 - Plan and elevations - P16-SMITH-WF-005
- 48. Weaner #1 - Plan and elevations - P16-SMITH-WF-006
- 49. Weaner #2 - Plan and elevations - P16-SMITH-WF-007
- 50. Slurry tank storage - Plan and elevations - P16-SMITH-WF-008
- 51. Section through attenuation pond - IP/SB/02

Supporting Reports:

- 52. Design and access statement
- 53. Odour assessment - (Prepared by Steve Smith. Dated 24 June 2016)
- 54. Odour management plan - Rev A B2.3.4 (Prepared by Angus Smith. Dated 1 February 2016)
- 55. Noise assessment - (Prepared by Matrix Acoustic Design Consultants. Dated 27 June 2016)
- 56. Noise management plan - Rev A B2.3.5 (Prepared by Angus Smith. Dated 2 January 2016)
- 57. Flood risk assessment and Surface water management plan (Prepared by Hydro-Logic Services)
- 58. Ecology survey - (Prepared by Craig Emms. Dated March 2016)

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

- 3 The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with

the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

- 4 The development permitted by this planning permission shall be carried out in accordance with the details outlined in the submitted Surface Water Drainage Strategy and the following mitigation measures detailed within the Surface Water Management Strategy:

1. Limiting the surface water run-off generated so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Demonstration within the strategy that the improvement/protection and maintenance of existing flood defences will be provided.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

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

- 5 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company
- b. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - on-going inspections relating to performance and asset condition assessments
 - operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or
 - any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c. Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development

- 6 All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development.

Reasons: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate and so to prevent a flood risk during the construction of the development

- 7 No development shall commence until details of the finished floor levels have been submitted to, and approved in writing by, the local planning authority. The development shall be constructed in accordance with the approved details.

For the avoidance of doubt, to ensure a satisfactory standard of development

- 8 Prior to the commencement of works, hereby approved, a walk over pre-clearance search/survey of all areas of the site, by a suitably qualified and experienced ecologist shall be conducted immediately prior to site stripping. The results of this survey shall be submitted to and approved in writing by the local planning authority, with mitigation included as part of the submission in the event that any species or habitats of ecological importance are identified. The survey shall also include a timetable for the implementation of this mitigation which shall be complied with in full.

To ensure adequate protection to protected species as required by Policy EP18 of the Fylde Borough Local Plan.

- 9 Any site clearance shall be conducted outside the bird nesting season (March - September inclusive). If this is unavoidable, a pre-clearance inspection by a suitably experienced ornithologist will carry out a walk over survey to identify whether any nests are present. If the presence of any protected species is found a means of mitigation shall be submitted to and agreed in writing by the Local Planning Authority. The agreed mitigation scheme shall be implemented in full.

To ensure adequate protection to protected species as required by Policy EP18 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please send a copy of the decision notice to: suds@lancashire.gov.uk

Item Number: 9

Application Reference:	16/0320	Type of Application:	Full Planning Permission
Applicant:	Pickering Developments (Preston) Ltd	Agent :	LMP Ltd.
Location:	LAND TO WEST OF PRIMROSE FARM, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	APPLICATION FOR APPROVAL OF ALL RESERVED MATTERS ASSOCIATED WITH ERECTION OF 1 DETACHED DWELLING AND DOUBLE GARAGE PURSUANT TO OUTLINE PLANNING PERMISSION 15/0367		

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 consent relates to the following details:

Approved plans:

- 59. Location Plan - Drawing No. 16/009/L01
- 60. Proposed Plans and Elevations - Drawing No. 16/009/P02 Rev A
- 61. Proposed Site Plan and Street Scene - Drawing No. 16/009/P01 Rev A
- 62. Proposed Landscaping Scheme - Drawing No. 16/009/LAN01

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

- 3 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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, details of all windows and doors (including sill and lintel treatments, design, materials, finishes, colour treatment, reveals and opening profile).

The development shall thereafter be implemented in accordance with the duly approved materials, and shall be retained as such thereafter.

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 Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 4 The first floor bathroom windows shown on the east facing side elevation of the dwellinghouse shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

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

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

- 6 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear as shown on plan 16/009/P01 Rev A.

Reason: In the interests of highway safety

- 7 The whole of the landscape works, as shown on the plan approved and listed in condition 2 shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 10

Application Reference:	16/0371	Type of Application:	Advertisement Consent
Applicant:	Mrs Jeannette Doxey	Agent :	
Location:	KIRKHAM CONSERVATIVE CLUB, RIBBY ROAD, KIRKHAM, PRESTON, PR4 2BB		
Proposal:	ADVERTISEMENT CONSENT FOR INTERNAL ILLUMINATION TO EXISTING NOTICE BOARD		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

- 1
 - a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
 - b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
 - c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
 - d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
 - e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 2 The limits of the illuminance shall not exceed 600 candela per square metre.

To avoid glare, dazzle or distraction to passing motorists.

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- 3 That the illumination to the sign hereby approved shall not be operational between the hours of 23.00 and 8.00 the following day.

Reason: To reflect the public amenity of the surrounding residential area.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 11

Application Reference:	16/0449	Type of Application:	Full Planning Permission
Applicant:	Mr Threlfall	Agent :	Eastham Design Associates Ltd
Location:	21 LYTHAM ROAD, FRECKLETON, PRESTON, PR4 1AA		
Proposal:	REVISED SCHEME FOR CONVERSION OF DETACHED SINGLE STOREY OUTBUILDING TO REAR INTO A DWELLING WITH VARIATIONS FROM PLANNING PERMISSION 15/0685 IN ELEVATION CHANGES, RAISING OF ROOF HEIGHT AND EXTENSION TO REAR		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D 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 dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2.

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

In the interests of visual amenity.

- 3 This consent relates to the following details:

Approved plans:

63. Location Plan - scale 1:1250

64. Plan views and elevations (existing and proposed) - Dwg No. 1090-15-01 Rev E

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

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