



MINUTES

Planning Committee

Date:	Wednesday, 28 July 2021
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Alan Clayton, Kiran Mulholland, Jayne Nixon, Linda Nulty, David O'Rourke, Ray Thomas, Stan Trudgill.
Officers Present:	Mark Evans, Andrew Stell, Julie Glaister, Clare Lord, Eddie Graves, Phil Dent, Ian Williamson, Stephanie Shone, Lyndsey Lacey-Simone.
Members of the Public:	8 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

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

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 23 June 2021 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council procedure rule 24:

Councillor Alan Clayton substituted for Councillor Liz Oades.

Decision Items

4. Planning Matters

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

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

(Councillor Linda Nulty requested that her name be recorded as having voted against approval of planning application no 20/0357 relating to the Former Builders Yard, Thames Street, Newton with Clifton).

5. Partial Review of the FLP32: Draft Schedule of Proposed Main Modifications for Consultation

Further to the report to the Planning Committee on 19 May 2021, Eddie Graves (Principal Planning Policy Officer) was invited by the Chairman to present an updated report on the Partial Review of the FLP32: Draft Schedule of Proposed Main Modifications for Consultation.

Members were reminded that following the Examination hearing sessions that took place via Zoom on 17th and 18th March 2021, the Inspector had written to the Council on 30th April 2021 providing interim findings in respect of matters associated with the housing need, the housing requirement, and the matter of unmet need in the housing market area.

Mr Graves stated that following the Planning Committee's decision to proceed in accordance with the Inspector's conclusions, officers had drafted main modifications to accord with the Inspector's findings. These were included in the Draft Schedule of Appendix 1 of the report. In addition, a sustainability appraisal had been undertaken of the draft main modifications and this was included in Appendix 2 of the report. A viability screening report is also provided in Appendix 3 of the report.

Members were advised that subsequent to the publication of the agenda, the Government had issued on 20 July 2021 a revised National Planning Policy Framework.

It was reported that there were no transitional arrangements for the majority of the changes made to the Framework. Therefore, the Council needed to address any changes to the Framework that affect the Partial Review.

Mr Graves stated that the Council had reviewed the revised Framework and had identified that one further Main Modification to the Partial Review was necessary. This had been incorporated into a revised version of Appendix 1 which was referred to in the Late Observations Schedule and circulated at the meeting. Mr Graves explained that the new Main Modification is MM9 to Policy H6. Subsequent Main Modifications in the draft schedule had been renumbered accordingly.

Members were advised that if approved, the Draft Schedule would be issued for public consultation for a period of six weeks. Representations will be summarised and submitted to the Inspector, who will consider them in making her final report on the Partial Review.

Following consideration of this matter it was RESOLVED:

1. That the Draft Schedule of Main Modifications to the Partial Review of the Fylde Local Plan to 2032 Appendix 1 as referred to in the Late Observation Schedule be approved by Planning Committee.
2. That the contents of the Sustainability Appraisal Addendum – Main Modifications (Appendix 2) and the Economic Viability Assessment Review Addendum Report (Appendix 3) of the report be noted.
3. That the Draft Schedule, the Sustainability Appraisal Addendum – Main Modifications and the Economic Viability Assessment Review Addendum Report referred to in 1 (as amended) and 2 above be issued for public consultation and the responses submitted to the Inspector.

6. The Island Regeneration - Fully Funded Revenue Budget Increase

Mark Evans (Head of Planning and Housing) presented the report which sets out the details of the Lancashire Economic Recovery Grant Fund that had been awarded to Fylde Council in June 2021 for the establishment of The Island Regeneration Programme.

Minutes - Planning Committee - 28 July 2021

It was reported that the commissioning of the Masterplan is subject to a live procurement exercise, identified as a separate deliverable alongside the commissioning of the St Annes Town Centre Strategy for which a figure of £150,000 is already included within the Revenue Budget.

In total, £108,000 has been awarded by Lancashire County Council subject to a contribution by Fylde Council of £12,000, which is 10% of the overall £120,000 estimated commission cost.

It was further reported that Lancashire County Council had confirmed that they will consider further match funding to support project delivery and acquisition once the Masterplan and Delivery Strategy is completed.

Members were invited to consider approval of the funding and integrate this into the 2021/2022 Revenue Budget.

It was RESOLVED: To recommend to the Finance & Democracy Committee approval of a fully funded revenue budget increase of £120,000 for 2021/2022, of which £108,000 is funded from the Lancashire Economic Recovery Grant from Lancashire County Council and a further £12,000 is funded from the funding volatility reserve for the commissioning of the Island Regeneration Programme Masterplan.

Information Items

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

7. Authority Monitoring Report (AMR)

A copy of the Council's Authority Monitoring Report (AMR) as required under Section 113 of the Localism Act 2011 was included on the agenda for information purposes.

It was reported that the AMR document included the monitoring of the performance and effectiveness of Local Plan polices during the monitoring period (2019-2020). The AMR also included information on the Fylde Local Plan to 2032 (The Local Plan), updates on Supplementary Planning Documents, Duty to Cooperate activity and Neighbourhood Plan progress.

Further to the above, it was reported within the Late Observations Schedule that there had been an update to the figures presented in the Authority Monitoring Report for Performance Monitoring Indicator 6: Cumulative additional jobs created as a direct result of the Enterprise Zone (at BAE Systems Warton). The proposed addition was provided by Lancashire County Council and is as follows:

"Occupation from 2019:

- High Integrity Systems Limited and Dassault Systems UK Limited – average 1 to 2 officers per week using office space as a hot desk facility."

8. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 11/06/2021 and 16/07/2021.

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Planning Committee Minutes

28 July 2021

Item Number: 1

Application Reference:	20/0357	Type of Application:	Variation of Condition
Applicant:	MR McDONAGH	Agent :	MAT DESIGN
Location:	FORMER BUILDERS YARD, THAMES STREET, NEWTON WITH CLIFTON		
Proposal:	CHANGE OF USE OF LAND TO USE AS A RESIDENTIAL CARAVAN SITE FOR 3 NO. GYPSY FAMILIES EACH WITH 2 NO. CARAVANS, TOGETHER WITH THE ERECTION OF AN AMENITY BLOCK, ERECTION OF A BOUNDARY FENCE, INSTALLATION OF A PACKAGE SEWAGE TREATMENT PLANT, THE FORMATION OF A LANDSCAPED AREA AND ALTERATIONS TO THE VEHICULAR ACCESS WITH ALTERNATIVE SCHEME OF CONTAMINATION REMEDIATION TO THAT PREVIOUSLY APPROVED UNDER CONDITION 14 OF 12/0118.		

Decision

Variation of Condition :- Granted

Conditions and Reasons

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan (Scale 1:1250),
 - Proposed Side Elevations of Amenity Block, Proposed Front and Rear Elevations and Floor Plan of Amenity Block (all Scale 1:100).
 - Proposed External Works / Landscaping Plan - dwg-tjba-mcdonough-thames st-200616.dwg revision p2 (submitted under application reference 17/0062)

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

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

2. The site shall only be occupied as permanent accommodation and not as a transit site and only by “gypsies and travellers” as defined in Annex 1 Glossary of the Planning Policy for Traveller Sites 2015 (or any policy guidance amending or adding thereto).

Reason: In order to ensure the site is occupied by Gypsies & Travellers as the grant of planning permission for a residential caravan park or a holiday caravan park may not be appropriate in this locality and as the use of the site as transit accommodation would lead to an unacceptable increase in towed vehicular movements. This is as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

3. There shall be no more than 3 pitches on the site and on each of the 3 pitches hereby approved no more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed at any time.

Reason: To provide clarity to the permission and to ensure that the layout of the site minimises the potential visual impact as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

4. Any caravans positioned on the site shall be touring caravans and shall be capable of being lawfully moved on the public highway, without division into separate parts, and shall not exceed 7m in length (excluding tow bar).

Reason: To provide clarity to the permission and to ensure that the layout of the site minimises the potential visual impact as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

5. No more than one commercial vehicle per pitch shall be kept on the land for use by the occupiers of the caravans hereby permitted, and each vehicle shall not exceed a maximum gross weight of 3.5 tonnes.

Reason: To provide appropriate control over the volume of vehicle movements on the adjacent highway network by large vehicles and to ensure that the occupation of the site minimises the potential visual impact as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

6. No commercial activities shall take place on the land, including the storage of materials.

Reason: To provide appropriate control over the nature and extent of activity undertaken at the site in the interests of preserving neighbouring residential amenity and the visual amenity of the area as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

7. Unless alternative details are subsequently approved by the local planning authority in writing the amenity block hereby approved shall be constructed to the finished floor level of 5.90 aOD being 150mm above the existing ground level and in a 'Mercia Orange' red brick sample and a 'Cabello Slate' being the details approved in respect of condition 8 of planning permission 12/0118, with that decision having Fylde Council reference 17/0817.

Reason: To ensure the development of the building minimises the potential for flood risk on and off site, and to secure the use of appropriate materials which are sympathetic to the character of the surrounding area and the visual amenity of the site in accordance with Policies H5 and GD7 of the Fylde Local Plan to 2032.

8. No electrical generator shall be used on the site unless it has been sited and enclosed in accordance with details which shall have been previously submitted to, and approved in writing by, the local planning authority.

Reason: To minimise the potential for noise disturbance to be suffered by neighbouring residents, and to preserve the rural character of the surrounding area as required by para 180 of NPPF19.

9. Unless alternative details are subsequently approved by the local planning authority in writing the site landscaping and other development works shall be undertaken in accordance with drawing 'dwg-tjba-mcdonough-thames st-200616.dwg revision p2' being the details approved

in respect of condition 10 of planning permission 12/0118, with that decision having Fylde Council reference 17/0062.

The development shall be carried out in accordance with the approved details and programme, with the exception of the area labelled 'ex. grassed bund' along the northern site boundary which shall be removed from site in accordance with condition 13 of this permission.

No surfacing, fencing, gates or lighting shall be carried out or erected on the site other than that approved pursuant to this condition.

Reason: To minimise the impact of the development on the character of the surrounding area as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

10. Any trees or plants included within the landscaping scheme required by condition 9 which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To minimise the impact of the development on the character of the surrounding area as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

11. Unless alternative details are subsequently approved in writing by the local planning authority, the foul water drainage arrangements shall be undertaken in accordance with the details on drawing 'dwg-tjba-mcdonough-thames st-200616.dwg revision p2' being the details approved in respect of condition 12 of planning permission 12/0118, with that decision having Fylde Council reference 17/0062. These foul water drainage works shall be completed in accordance with these details prior to the first occupation of the site.

Reason: To ensure appropriate arrangements for the site drainage are put in place to minimise the potential for pollution of the water environment as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

12. Unless alternative details are subsequently approved by the local planning authority in writing the surface water drainage arrangements shall be undertaken in accordance with the details on drawing 'dwg-tjba-mcdonough-thames st-200616.dwg revision p2' being the details approved in respect of condition 13 of planning permission 12/0118, with that decision having Fylde Council reference 17/0062. These surface water drainage works shall be completed in accordance with these details prior to the first occupation of the site.

Reason: To ensure appropriate arrangements for the site drainage are put in place to minimise the potential for pollution of the water environment as required by Policies GD7, CL2 and H5 of the Fylde Local Plan to 2032.

13. That prior to the first occupation of the site for the use permitted by this planning permission the following works shall have been undertaken, in accordance with the methodology and details set out in the Contaminated Land Phase One Desk Study by Martin Environmental Services of June 2020 as supported by the additional Martin Environmental Services report reference 2077-1 dated April 2021, and the Martin Environmental Services Addendum Information report of May 2021:

- a) An area of concrete shall be laid over the area of buried material indicated in appendix 5 to the Phase One Desk Study as described in the MES addendum information

- b) The entire surface of the site shall have been protected with a layer of hardstanding of at least 200mm depth with a 'no dig' barrier installed below that level to the depth and with materials of the nature set out in the additional report.
- c) The services to facilitate the occupation of the site shall be installed as set out in the additional report
- d) The raised garden area shown in Figure 2 shall have been constructed to the depth and materials set out in the additional report to provide a safe alternative area for recreation and play on the site
- e) Any mounds of material on site and along the northern boundary of the site shall be removed off site by a licensed contractor using the appropriate risk assessments and techniques as confirmed in the MES addendum information.
- f) These remaining remediation works shall be undertaken using the appropriate risk assessments and best practice for minimising the potential for harm during those works as set out in the additional report.

Reason: To ensure that the remaining construction works and future occupation of the site can be undertaken whilst minimising the risk of on-site contaminants caused risk to the health of future residents of the site, neighbours to the site, and the surrounding environment. These works are to accord with the requirements of Policy CL1 of the Fylde Local Plan to 2032 and para 183 and 184 of NPPF21.

14. That prior to the first occupation of the site for the use permitted by this planning permission a Verification Report shall have been prepared and submitted to the local planning authority for approval in writing, and shall have been approved in writing by the local planning authority. This Verification Report shall document the works that have been undertaken to ensure compliance with the remediation works set out in condition 13, and specifically the following works:

- a) That the buried material has been protected by a layer of concrete
- b) That the entire surface of the site has been protected by a no-dig layer and specified depth of hard-surface material
- c) The source and certification for the stone material used to form the surface material of the site
- d) The source and certification for the material (sub soil and top soil) used to form the raised garden area
- e) The source and certification for the material used to backfill the service trenches and any other excavations undertaken to facilitate the installation of services to the site
- f) The waste transfer notes and other documentation relating to the disposal of the material that is currently on site in a series of bunds, including one along the northern boundary of the site, by a licensed waste contractor

Reason: To provide confirmation that the remaining construction and remediation works have been undertaken and so the development of the site will minimise the risk to the health of future residents of the site, neighbours to the site, and the surrounding environment. This is to ensure compliance with the requirements of Policy CL1 of the Fylde Local Plan to 2032 and para 183 and 184 of NPPF21.

15. Unless alternative details are subsequently approved by the local planning authority in writing the site development shall be undertaken in accordance with the details on Proposed access, road & lighting Plan drawing 'dwg-tjba-mcdonough-thamesst-200616.dwg rev p1' being the details approved in respect of condition 15 of planning permission 12/0118, with that decision having Fylde Council reference 17/0062. These site access and off-site highway works shall be completed prior to the first occupation of the site.

Reason: To ensure the provision of a safe and suitable access to the development as required by Policies GD7 and H5 of the Fylde Local Plan to 2032.

Informative notes:

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

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

1. 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 initial clarifications during the course of the application which have overcome initial problems

2. **Environment Agency advise**

To discharge to surface water the applicant will need to comply with the General Binding rules or obtain an Environmental Permit for this activity, which is separate to planning permission. The granting of planning permission, or discharge of a planning condition, does not give permission to discharge from the treatment system, nor does it guarantee that an Environmental Permit will be forthcoming. The applicant should contact the Environment Agency to discuss the Environmental Permitting requirements in more detail on 03708 506 506.

Item Number: 2

Application Reference:	20/0952	Type of Application:	Full Planning Permission
Applicant:	Pete Marquis Developments	Agent :	Strategic Development and Cost Consultants
Location:	LAND SOUTH OF KINETON LODGE, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HS		
Proposal:	CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO THE KEEPING OF HORSES AND FOR THE ERECTION OF A STABLE BUILDING COMPRISING OF 2NO STABLES AND A TACK / STORE ROOM FOR PRIVATE USE		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. S2/27/20LOC Rev A
- Proposed Plans, Elevations & Site Plan - Drawing no., S127/20P3B1 Rev C

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the stable building shall be constructed in timber as detailed on the approved plans listed in condition 2 to this planning permission, and roofed in a felt covering as confirmed in an email from the agent to the council of 8/6/21.

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

4. The equestrian use of the site and the stable building hereby approved shall be for private equestrian purposes only with no livery, breeding, training, showing or other commercial equestrian related activities carried on, in or from the site and building.

Reason: The use of the development in connection with any commercial operation would potentially cause increased activity at the site and vehicle movements to it contrary to the provisions of policy GD7 of the Fylde Local Plan to 2032.

5. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, if any external lighting is to be installed on the building(s) and/or the external areas of the site a scheme including details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields or hoods to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to the surrounding countryside area or impact on the highway safety of the users of the M55, as a result of light pollution, in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

6. The stables hereby approved shall not be brought into use until a scheme for the provision of a manure store has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, materials, design and covering arrangements of the manure store. The manure store shall thereafter be constructed and made available for use in accordance with the duly approved scheme before the stables are first brought into use.

Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers and to ensure a sympathetic appearance for the manure store which is compatible with the character of the site and its surroundings in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

1. **Highways England Precautionary Access Note**

The developer is advised that the activities on site, including the alterations and maintenance of

fencing and site drainage, shall not have any harmful impact on the integrity of the motorway boundary fence and its drainage arrangements.

2. **United Utilities Note**

The developer is advised to liaise with United Utilities in advance of undertaking any development to ensure that any construction work does not jeopardise any underground pipes that connect with Whitprick Hill underground reservoir on the south side of the M55 motorway.

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

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

Item Number: 3

Application Reference:	21/0057	Type of Application:	Full Planning Permission
Applicant:	Mr Towers	Agent :	Firth Associates Ltd
Location:	BRADKIRK HALL FARM, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA		
Proposal:	RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE AND CONVERSION OF A SERIES OF AGRICULTURAL BUILDINGS TO ENABLE THEIR USE FOR EMPLOYMENT PURPOSES IN CLASS E (g) (VARIATION OF SCHEME APPROVED UNDER PLANNING PERMISSION 16/0738 TO INCLUDE REVISED ELEVATION TREATMENT, USE OF TWO ADDITIONAL AGRICULTURAL BUILDINGS, DEMOLITION OF A BUILDING, ALTERATION TO SITE ACCESS TRACK ROUTING, AND FORMATION OF ADDITIONAL HARD SURFACED PARKING AREAS)		

Decision

The authority to grant planning permission is delegated to the Head of Planning and Housing subject to the resolution of outstanding concerns associated with:

- a) The nature of the site landscaping around the site, the extent of site landscaping to the southern edge of the development, and the measures to protect the TPO woodland to the north of the site.
- b) The details of the surface water drainage arrangements including the measures to attenuate run-off, the destination of the surface water, and the management arrangements for the drainage system.

And subject to the following conditions or any amendments or additional conditions that the Head of Planning & Housing considers necessary.

Suggested Conditions and Reasons

1. This permission relates to the following plans:
 - Location Plan - Drawing no. BRAD-1-000
 - Proposed Site Plan - Drawing no. BRAD-1-010
BRAD-1-011

- Proposed Layout Plans -
 - Building A/B Drawing no. BRAD-1-111
 - Building C Drawing no. BRAD-1-112
 - Building E Drawing no. BRAD-1-113
 - Building F Drawing no. BRAD-1-114
 - Building G Drawing no. BRAD-1-115
 - Building H Drawing no. BRAD-1-116
 - Building I Drawing no. BRAD-1-117
 - Building J Drawing no. BRAD-1-118
 - Building K Drawing no. BRAD-1-119
 - Building L Drawing no. BRAD-1-120
- Proposed Elevations -
 - Building A/B Drawing no. BRAD-3-311
 - Building C Drawing no. BRAD-3-312
 - Building E Drawing no. BRAD-3-313
 - Building F Drawing no. BRAD-3-314
 - Building G Drawing no. BRAD-3-315
 - Building H Drawing no. BRAD-3-316
 - Building I Drawing no. BRAD-3-317
 - Building J Drawing no. BRAD-3-318
 - Building K Drawing no. BRAD-3-319
 - Building L Drawing no. BRAD3-320

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

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

2. No later than 3 months from the date of this permission a detailed scheme for the siting, layout, design, phasing and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:
 - a) The closure and reinstatement of the kerbs associated with the access points to Weeton Road located immediately to the north of Buildings A and B on the approved site plan
 - b) The construction of the site access serving the employment units to Weeton Road to the east of the site.
 - c) The connection of that access to the wider highway network for pedestrians and cyclists.
 - d) The provision of a Toucan style crossing of the A585 to the south of the roundabout junction to the east.

The highway improvement works shall be implemented in full accordance with the duly approved scheme and made available for use in accordance with the agreed phasing arrangements that are to form part of this scheme

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure in order to provide a safe access to the site and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

3. The retained agricultural access points located within the land edged blue on the site plan approved to condition 1 of this planning permission shall not to be used at any time by any vehicles relating to the employment uses hereby approved.

Reason: In order to satisfy the Local Planning Authority that the development will provide safe access to the site in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. No later than 3 months from the date of this planning permission the car parking and manoeuvring areas within the site shall be reduced in their extent and revised to accord with the extent, layout and surfacing shown on the approved site layout plan listed in condition 1 of this planning permission as supported with the requirements of the drainage strategy.

Reason: To reduce the encroachment of the site into the countryside whilst allowing for the provision of an appropriate level of parking in an effective arrangement to meet the needs of the occupiers of the site in accordance with Policy T4 and GD7 of the Fylde Local Plan to 2032.

5. no later than 3 months following the grant of this planning permission the remaining pinch point between Bradkirk Cottages and Building F is to be permanently stopped up and is not to be used by any vehicles relating to the employment uses within the converted buildings that are the subject of this planning permission.

Reason: In order to satisfy the Local Planning Authority that the development will provide safe access to all users to the site in accordance with Policy GD7 of the Fylde Local Plan to 2032.

6. No later than 3 months following the grant of this planning permission a scheme for the provision of bicycle parking for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the number of bicycle parking spaces to be provided;
- b) the siting, size, design and materials to be used in the construction of any bicycle store(s); and
- c) a timetable for the provision of the bicycle parking spaces and store(s).

The bicycle parking spaces and store(s) shall be constructed and made available for use in accordance with the duly approved scheme and the timetable contained therein, and shall be retained as such thereafter.

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

7. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used for purposes within Use Class E(g) and for no other purpose (including any other use falling within Class E the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: To ensure that the future use of the premises is limited to one which is appropriate for this site without detriment to the visual amenity of that area; to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; and to preserve the vitality and viability of neighbouring centres by preventing the building being changed to a main town centre use without the application of the sequential test in accordance with the requirements of policies GD7, EC5 and T5 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

8. There shall be no external storage at the employment site hereby approved.

Reason: In order to protect the visual amenities of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032.

9. The extent of building repair and re-construction shall be limited to that shown on the

approved plans listed in condition 2 of this permission only with no further areas demolished without the appropriate consent from the local planning authority.

Reason: To ensure that the development is undertaken as a conversion of the existing buildings in accordance with policy and the rural character of the area in accordance with Policy GD4 of the Fylde Local Plan to 2032.

10. The employment buildings hereby approved shall be converted in accordance with the approved plans and shall not be subdivided or amalgamated.

Reason: To maintain the mix of size and types of employment units available in the Borough in accordance with its employment needs in accordance with Policy EC1 of the Fylde Local Plan to 2032.

11. The whole of the landscape works indicated on Richard Eaves plan 4175-01 Rev B, including the reinstatement of the hardstanding areas to planting and the establishment of new planting areas shown on that plan, shall be implemented in accordance with those details and the requirements of BS8454:2014 during the first available planting season following the grant of this planning permission.

These areas shall then be maintained for a period of 10 years following their planting. 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 in accordance with Policy GD7 and ENV1 of the Fylde Local Plan to 2032.

12. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 1 to this planning permission.

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

13. No later than 3 months following the grant of this planning permission a scheme for the disposal of foul and surface water from the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Separate systems for the disposal of foul and surface water.
- b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus 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.

- d) 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).
- e) Flood water exceedance routes, both on and off site.
- f) Details of water quality controls, where applicable.
- g) A timetable for implementation, including phasing as applicable.
- h) Details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker

The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

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

Informative notes:

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

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

Item Number: 4

Application Reference:	21/0379	Type of Application:	Full Planning Permission
Applicant:	Wates Construction Ltd.	Agent :	Avison Young
Location:	LYTHAM ST ANNES HIGH SCHOOL, WORSLEY ROAD, LYTHAM ST ANNES, FY8 4DG		
Proposal:	ERECTION OF A TWO STOREY TEACHING/SUPPORT BUILDING AND A NEW SPORTS BUILDING TO REPLACE EXISTING EQUIVALENT BUILDINGS (TO BE DEMOLISHED ON COMPLETION OF REPLACEMENTS), RELOCATION OF CAR PARKING AREA TO NORTH EAST CORNER ADJACENT WORSLEY ROAD, RELOCATION OF TWO HARD-SURFACED PLAY COURTS TO A NEW CENTRAL COURTYARD WITH ADDITION OF SPORTS LIGHTING, AND ASSOCIATED LANDSCAPING WORKS		

Decision

The authority to grant planning permission is delegated to the Head of Planning and Housing subject to the final drafting of a series of planning conditions and reasons that the Head of Planning and Housing considers to be necessary, including suitable conditions to address the following:

Suggested Conditions and Reasons

1. The time limit for the commencement of the development
2. A list of the approved plans
3. Implement phasing of development as shown in logistics plan with scheme ensuring that all key elements are implemented and site reinstated in that order
4. Approve materials for the accommodation building (cladding, standing seam, doors, windows, roof details, etc)
5. Approve materials for the sports hall building (cladding, standing seam, doors, windows, roof details, etc)
6. Approve materials for the external works to the site (car park, paths, fencing design, MUGA surface and colour, etc)
7. Agree a scheme of any off-site highway works and implement in accordance with phasing in scheme (alterations to access points, alterations to pedestrian / cycle access, road lining changes, any relocation of streetlight/bus shelter, etc)
8. Implement a scheme of on-site parking works in accordance with approved plan with suitable phasing (provision of temporary staff parking area, provision and lining / signing of replacement car park area, provision of EV points, relocation of cycle shelter, etc)
9. Implement construction management plan, including but not limited to, setting out temporary arrangements, vehicle routeing, construction hours, delivery hours, road cleansing, dust/noise/odour suppression,
10. Reinstatement construction compound in accordance with phasing plan including removal of temporary access, parking arrangements, landscaping and reinstatement of sports pitches within 2 months of first use of accommodation block for education purposes
11. Survey condition of Albany Road and Worsley Road prior to works and following completion of development, with agreed schedule and timescale for repairs to be undertaken.
12. Undertake precautionary bird nest survey
13. Implement construction lighting schedule in accordance with good practice to avoid bat disturbance
14. Implement RAMS for badgers and other species as set out in ecological appraisal
15. Submit, agree and implement the development in accordance with an agreed series of site levels
16. Submit, agree and implement the development in accordance with an agreed surface water drainage scheme (includes rain garden location and design, green roof areas, onsite storage, attenuation levels, outfall connection point, etc)

17. Submit, agree and implement the development in accordance with an agreed foul water drainage scheme including outfall connection point
18. Submit, agree and implement a management arrangement for surface water drainage during various phases of construction, including onsite storage, attenuation levels, outfall connection point, etc)
19. Submit, agree and implement a future maintenance strategy for drainage arrangements
20. Implement and then maintain landscaping scheme
21. Submit, agree and implement a schedule of ecological / biodiversity enhancements to the site as part of the development (provide bat roosts, provide bird nesting opportunities, wildlife friendly planting, etc) as set out in ecological report.
22. Submit, agree and implement a schedule of community use for the sports hall, MUGA and other community focussed parts of the site
23. Confirm that MUGA shall only be used between 8.00 and 22.00 with no illumination outside of these hours

Item Number: 5

Application Reference:	21/0437	Type of Application:	Full Planning Permission
Applicant:	Ministry of Justice	Agent :	tp bennett
Location:	KIRKHAM PRISON, FRECKLETON ROAD, KIRKHAM, PRESTON, PR4 3RB		
Proposal:	DEMOLITION OF EXISTING GYMNASIUM BUILDING AND ERECTION OF REPLACEMENT GYMNASIUM WITH SERIES OF FIVE MULTI-USE GAMES AREAS WITH ASSOCIATED FENCING AND LIGHTING		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 314363 - 3694 - TPB - GY - XX - DR - A - 1048 - S0 - 02 - D0100
- Proposed Site Plan - Drawing no. 314363 - 3694 - TPB - GY - XX - DR - A - 1030 - S0 - 01 - D0100
- Proposed South Elevations of Gymnasium - Drawing no. 314363 - 3694 - TPB - GY - ZZ - DR - A - 3043 - S0 - 01 - D0100 Rev 01
- Proposed West Elevation Of Gymnasium - Drawing no. 314363 - 3694 - TPB - GY - ZZ - DR - A - 3042 - S0 - 01 - D0100 Rev 01
- Proposed East Elevation of Gymnasium - Drawing no. 314363 - 3694 - TPB - GY - ZZ - DR - A - 3041 - S0 - 01 - D0100 Rev 01
- Proposed North Elevation of Gymnasium - Drawing no. 314363 - 3694 - TPB - GY - ZZ - DR - A - 3040 - S0 - 01 - D0100 Rev 01
- Roof Plan of MUGA Pitches 4 and 5 - Drawing no. 314363 - 3694 - TPB - GY - RP - DR - A - 1045 - S0 - 01 - D0100 Rev 01

- Roof Plan of MUGA Pitches 1,2 and 3 - Drawing no. 314363 - 3694 - TPB - GY - RP - DR - A - 1044 - S0 - 01 - D0100 Rev 01
- Ground Floor Gymnasium Plan with MUGA Pitches 1,2, 3 - Drawing no. 314363 - 3694 - TPB - GY - 01 - DR - A - 1041 - S0 - 01 - D0100 Rev 01
- First Floor Gymnasium Plan with MUGA Pitches 1,2, 3 - Drawing no. 314363 - 3694 - TPB - GY - 02 - DR - A - 1042 - S0 - 01 - D0100 Rev 01
- MUGA Pitch Lighting - Drawing no. 314363-3694-HMS-GY-ZZ-DR-E-E400-S0-01-D0100 Rev 01
- Gymnasium and MUGA Drainage Strategy - Drawing no.314363-3694-B&S-GY-XX-DR-S-0099-S4-01-D0100 Rev 01
- Gymnasium - Context Plan with MUGA Pitches 1,2 and 3 - Drawing no. 314363-3694- HMS - GY - ZZ - DR - E - E401 - S0 - 01 - D0100 Rev P01
- Proposed Landscaping - Drawing no. 314363 - 3694 - TPB - GY - XX - DR - A - 1170 - S0 - 03 - D0100 Rev 03

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

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

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

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

4. No development shall commence n the construction of the gymnasium hereby approved until a detailed, final surface water sustainable drainage strategy for the site edged red has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage strategy shall be based upon the site-specific drainage layout plan submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. It shall confirm that no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly, and shall include the following details:

a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change).

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;

ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;

iii. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

iv. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to

confirm minimum 150mm+ difference for FFL;

v. Details of proposals to collect and mitigate surface water runoff from the development boundary;

vi. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and the requirements of Policy CL1 and CL2 of the Fylde Local Plan to 2032.

5. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere, and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies

6. No part of the development hereby permitted shall be first occupied/used until a Verification Report, pertaining to the surface water drainage system, and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

7. No works associated with the demolition of the building identified in this application as 'Hanger 5' shall commence until a programme and timetable of historic building recording and analysis

has been submitted to and approved in writing by the local planning authority. The programme shall comprise the creation of a record of the building which should be largely photographic to record the details of the building and its relationship to other surviving buildings from the period. Any details of such items as signage or graffiti from the period of use should be recorded. The programmes shall follow the guidance set out in 'Understanding Historic Buildings' (Historic England 2016) and shall be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

A digital copy of the report and photographs shall be supplied to the local planning authority and placed in the Lancashire Historic Environment Record within 3 months of the gym facility hereby approved being first brought into use.

Reason: To record and advance the understanding of the archaeological and historical significance of the existing building for archival and research purposes prior to its loss and to make information concerning the building's significance publicly accessible in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

8. That the MUGA facilities hereby approved shall only be used for outdoor play and any other activity between the hours of 8.00 and 22.00 on any day, with no use or illumination of them outside of those hours.

Reason: To minimise the potential for late night and overnight disturbance to neighbouring residential properties in accordance with Policy GD7 of the Fylde Local Plan to 2032.

9. No later than 2 months following the first use of the gym hereby approve the building identified as Hanger 5 and for demolition on the approved location plan listed in condition 2 of this permission (Ref: 314363 - 3694 - TPB - GY - XX - DR - A - 1030 - S0 - 01 - D0100) shall be demolished, all resultant material shall be removed from site, and the resultant area of land shall be reinstated as grassed area.

Reason: To provide visual improvements to the wider area through the demolition of this redundant and deteriorating building as required by Policy GD2 of the Fylde Local Plan to 2032, and to ensure that the development of the new gym does not represent inappropriate development as set out in NPPF para 145 and the requirements of Policy GD2 of the Fylde Local Plan to 2032.

Informative notes:

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

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

Item Number: 6

Application Reference:	21/0468	Type of Application:	Full Planning Permission
Applicant:	Little Oaks Ltd	Agent :	CW Planning Solutions Ltd
Location:	CHERRY TREE FARM, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RE		
Proposal:	CHANGE OF USE OF FORMER OUTBUILDING TO FORM 1. NO DWELLING WITH ASSOCIATED ACCESS, PARKING AREA AND DOMESTIC CURTILAGE - RETROSPECTIVE APPLICATION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. A3113/PL06
- Proposed Site Plan - Drawing no. A3113/PL07 Rev A
- Proposed Floor plans and Elevations - Drawing no. A3113/PL08

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

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

3. Prior to the first occupation of the building as a dwelling the private car parking and manoeuvring area indicated on the approved site plan listed in condition 2 of this permission shall be surfaced and made available for parking and vehicle turning purposes. This area shall be retained free of obstructions so that it is available for those purposes at all times that the building is occupied thereafter.

Reason: To ensure the provision and retention of an appropriate level and arrangement for parking to ensure the development will not compromise highway safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. Prior to the first residential occupation of the dwelling hereby approved the fencing indicated on drawing no. A3113/PL07 REV. A shall be installed to the design and routeing shown on that plan in its entirety to form an effective and appropriate separation of the property from Cherry Tree Farm and the employment uses.

The approved fencing shall be retained in that form and location thereafter.

Reason: To provide an appropriate separation between the proposed dwelling and the surrounding developments to prevent loss of privacy between the occupiers of the new dwelling and Cherry Tree Farm, and to provide security and privacy for the occupiers of the new dwelling from the employment land. These are to protect residential amenity in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during any development work all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed as a protected species licence may be required.
2. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

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