



Minutes

PLANNING COMMITTEE

| | |
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| Date: | Wednesday, 28 June 2017 |
| Venue: | Town Hall, St Annes |
| Committee Members: | Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Maxine Chew, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades |
| Other Members: | Councillors Ray Thomas, Paul Hayhurst |
| Officers Present: | Ian Curtis, Andrew Stell, Kieran Birch, Rob Buffam, Lyndsey Lacey-Simone. |
| Other Attendees: | Approx 20 members of the public were present during the course of the day. |

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.

Councillors Maxine Chew, Linda Nulty and Liz Oades declared a personal interest in planning application 17/0155 relating to 28 Medlar Lane, Greenhalgh with Thistleton in so far as the applicant was a close associate of the members concerned.

2. Confirmation of Minutes

It was RESOLVED: That the minutes of the Planning Committee meeting held on 14 June be confirmed as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Maxine Chew for Councillor Heather Speak

Decision Items

4. Planning Committee matters

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.

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

Following a motion to defer consideration of planning application 17/0092 relating to Kepak, St Georges Park, Kirkham, a Recorded Vote was requested by five members of the committee. The vote was as follows:

For deferral of the application - (4) Councillors Jan Barker, Maxine Chew, Linda Nulty, Liz Oades.

Against deferral the application - (6) Councillors Trevor Fiddler, Richard Redcliffe, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash.

Abstentions - (0)

A subsequent motion to approve planning application 17/0092 was proposed and seconded and CARRIED. As result, Councillors Jan Barker, Maxine Chew, Linda Nulty and Liz Oades requested that their names be recorded as having voted against the approval of the application and Councillors Harvey and Mulholland requested that their names be recorded as having abstained from voting.

(Councillor Liz Oades was not in attendance during the consideration and voting on planning applications nos: 17/0138, 16/0846, 16/0738)

(The Chairman, Councillor Fiddler was not in attendance was not in attendance during the consideration and voting on planning applications nos: 17/0191, 17/0272, 17/0149, 17/0276, and items 5, 6, 7 and 8 listed in the minutes)

(The Vice- Chairman - Councillor Richard Redcliffe was not in attendance was during the voting on planning application nos: 16/0846 and during the consideration and voting on planning application nos: 16/0738, 17/0191, 17/0272, 17/0149, 17/0276 and items 5, 6, 7 and 8 listed in the minutes)

(Councillor Neil Harvey was elected to chair the meeting following the departure of the Chairman and Vice- Chairman of the committee. Councillor Harvey was in the chair during the remaining business on the agenda relating to planning application nos: 17/0191, 17/0272, 17/0149, 17/0272 and items 5, 6, 7 and 8 listed in the minutes)

5. Substitute Vacancy – Planning Committee

IT WAS RESOLVED - That subject to Full Council agreeing to Councillor Thomas being appointed to the Planning Committee, Councillor John Kirkham be appointed to replace Councillor Thomas to act as a substitute member at the Planning Committee in accordance with Council Procedure Rule 25.

6. Exclusion of the Public

IT WAS RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Schedule 12A of the Act.

7. Urgent Item - Article 4 Direction

By reason of special circumstances, which were detailed in the report, the Chairman was of the opinion that this item should be considered as a matter of urgency.

Following the introduction by the Chairman, Paul Drinnan (Regeneration Manager) was invited to present the report on the above.

Following consideration of this matter, it was RESOLVED:

1. To make a direction under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 in relation to the land set out in the report.
2. To make the direction with immediate effect as set out in paragraph 2 of schedule 3 to the Order.

Information Items

8. List of Appeals Decided

This information report provided details of appeal decision letters received between 12/05/17 and 16/06/17.

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Planning Committee Minutes

28 June 2017

Item Number: 1

| | | | |
|-------------------------------|---|-----------------------------|----------------------|
| Application Reference: | 16/0738 | Type of Application: | Change of Use |
| Applicant: | Mr Towers | Agent : | Firth Associates Ltd |
| Location: | BRADKIRK HALL FARM, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA | | |
| Proposal: | CONVERSION OF A SERIES OF AGRICULTURAL BUILDINGS TO ENABLE THEIR USE AS CLASS B1/B2/B8 UNITS. CONSTRUCTION OF NEW ACCESS TRACK AND ACCESS POINT TO WEETON ROAD AND ADDITIONAL HARD SURFACED PARKING AREAS | | |

Decision

Change of Use:- 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:

Site Location Plan BRAD 001 REV A
 Proposed Access arrangements 160902-01 REV B
 Site Plan BRAD 002 REV C
 Site Plan 2 BRAD 004 Rev A
 Existing Farm Buildings BRAD 101 to 109
 Proposed Farm Buildings BRAD 200 to 208

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

3. No part of the development hereby approved shall commence until a scheme for the construction the site access and all off-site works of highway improvement have been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The submitted scheme shall include detail of the phasing of these works. The agreed scheme shall be implemented in full accordance with the agreed specification and phasing.

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

Reason: In order to satisfy the Local Planning Authority and the Highway 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.

4. No development shall commence until details of the measures to restrict vehicular movement between the proposed employment units and the remaining Farm access have been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. These works shall be implemented prior to the first use of the employment units hereby approved.

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

5. Prior to the commencement of development a scheme for the phasing and delivery of the car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The car park and manoeuvring areas shall be surfaced or paved in accordance with the approved scheme and the phasing it contains.

Reason: To allow for the effective use of the parking areas and the provision of appropriate parking.

6. The two existing access points to the east of the current Bradkirk Hall Farm access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access prior any development hereby permitted becomes operative.

Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

7. 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.

8. 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.
9. The development hereby approved shall not be commenced until a scheme for the provision of surface and foul water drainage works, with full consideration for sustainable drainage principles, has been submitted to and approved by the Local Planning Authority. The means of drainage shall be implemented in accordance with the approved scheme, prior to first occupation of the development hereby approved.

Reason: To reduce the increased risk of flooding by ensuring provision of a satisfactory means of surface and foul water disposal.
10. 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.
11. A tree protection scheme for all retained trees and hedges on and adjacent to 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 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.
12. 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 content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat. 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.
13. 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 syvicultural 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.

14. Construction shall be limited to the following hours - 08.00 - 18.00 Mondays to Fridays; 08.00 -13.00 Saturdays and no activity on Sundays and Bank Holidays

Reason: To protect neighbouring residential amenity.

15. 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.

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

16. The employment buildings hereby approved shall be converted in accordance with the approved plans and shall not be subdivided or amalgamated without the prior consent of the Local Planning Authority.

Reason: To maintain the mix of size and types of employment units available in the Borough in accordance with its employment needs.

17. The employment buildings hereby approved shall be restricted to Use Classes B1(b), B1(c), B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: No separate use should commence without the prior approval of the Local Planning Authority in order to ensure that use of the premises does not prejudice the amenity of the area and conforms with Council's policies.

18. There shall be no retail or trade sales from any of the employment buildings hereby approved.

Reason: In order to protect the viability and vitality of Kirkham and Wesham town centres and in accordance with NPPF section 2.

- 1.9 There shall be no external storage at the employment site hereb approved.

Reason: In order to protect the visual amenities of the area.

20. Building D as shown on the approved site plan BRAD 002 Revision C and on Farm Building D Proposed BRAD 203 shall be converted and made available prior to the occupation of any other building on the site.

Reason: In order to provide toilets and changing facilities for the site as a whole

21. 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.

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 LCC Community Services 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.
4. Whilst the building to be converted have been assessed as less than low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found 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.

Item Number: 2

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|-------------------------------|--|-----------------------------|-----------------------------|
| Application Reference: | 16/0846 | Type of Application: | Outline Planning Permission |
| Applicant: | Mr Halliwell | Agent : | JWPC Ltd |
| Location: | LAND NORTH OF HIGH GATE AND EAST OF, COPP LANE, ELSWICK | | |
| Proposal: | OUTLINE APPLICATION FOR THE ERECTION OF UP TO 24 NO. DWELLINGS (ACCESS APPLIED FOR AND OTHER MATTERS RESERVED) | | |

Decision

The authority to Grant Outline Planning Permission is delegated to the Head of Planning and Regeneration on completion of a Section 106 agreement that will secure:

- a) provision, retention and operational details for 30% of the proposed dwellings to be affordable properties.
- b) a contribution and phasing of its payment towards addressing the shortfall of secondary education capacity to serve the occupants of the development. This is expected to be £85,693.08, to provide 4 secondary places at Kirkham Carr Hill High School and 6th Form (or such other education institution the Head of Planning and Regeneration in consultation with the Local Education Authority considers appropriate), with the agreement also clarifying the phasing of its payment.
- c) a contribution of £50,000, payable prior to occupation of the 12th dwelling on the site, towards enhancements of the local bus services to serve the village and provide connections to neighbouring settlements.

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority that demonstrates that the payment of some, or all, of these would render the development to be unviable.

And that the planning permission be granted subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than:
 1. The expiration of three years from the date of this permission; or,
 2. Two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:
 1. Layout.
 2. Scale.
 3. External appearance.
 4. Landscaping.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
3. This permission relates to the following plans:
 1. 'Pro Map' Location Plan.
 2. 'Proposed Site Plan' drawing number 5163-006 revision F.

(Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.)

and the following Supporting Information:

1. JWPC Planning Support Statement.
2. PDS Design Transport Statement (ref: T2362 rev O, September 2016).
3. Haycock & Jay Associates Extended Phase 1 Habitat Survey (ref: JWP025, June 2016).
4. Haycock & Jay Associates EDNA Survey for Great Crested Newts (ref: JWP027, 29th July 2016).
5. LK Consult Limited Flood Risk Assessment and Outline Drainage Strategy (ref: FRA 16 1034, November 2016).

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4. Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall accord with the parameters shown on amended drawing number 5163-006 revision F 'Proposed Site Plan' in respect of:

1. The developable areas of the site.
2. The areas to be laid out as public open space.

Reason: To ensure that any application for the approval of reserved matters accords with the parameters shown on the masterplan with respect to the developable and non-developable areas of the site in the interests of ensuring a pattern and layout of development which is sympathetic to the character and setting of the site and to minimise the development's visual impact on the surrounding landscape, in accordance with Policies HL2 and EP11 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

5. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall provide for a development which demonstrates compliance with the principles of the landscape strategy indicated on 'Proposed Site Plan' drawing number 5163-006 revision F. The scheme shall include, but not be limited to, the following details:

1. Retention of pond, existing trees, hedgerows and other vegetation on/overhanging the site.
2. A compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development. This shall include provision of a replacement hedgerow located adjacent to the widened footpath on Copp Lane.
3. The introduction of a landscape buffer, public open space and play area to the north of the built form proposed.
4. The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (1) to (3).
5. The type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

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

Reason: To ensure that a suitable landscaped buffer is introduced between the site and

adjoining land in order to soften the developments visual impact on the open countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development, in accordance with Policies HL2, EP10, EP12, EP14, EP18, EP19 and TREC17 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

6. The reserved matters submission shall make provision for widening of the existing footpath on Copp Lane adjacent to the complete western boundary of the application site to 2m, including the connections to the existing footways at either end of this improved extent, the appropriate surfacing of the footway, the re-planting and on-going maintenance of a replacement hedgerow and the phasing of these works.

Reason: To improve highway safety and ensure the efficient and convenient movement of all highway users, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan (October 2015).

7. Prior to commencement of the development hereby approved, details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity, in accordance with Policies HL2 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

8. Prior to the commencement of development a scheme to confirm the foul water drainage arrangements along with the provision of any associated infrastructure such as pumping stations shall be submitted to and approved in writing by the Local Planning Authority. This foul drainage shall be on a separate system to any surface water drainage. The approved scheme shall be implemented as part of the development and maintained thereafter.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

9. As part of any reserved matters application and 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. 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

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.
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 development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

10. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

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

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

11. No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The

submitted report shall include:

- (i) A survey of the extent, scale and nature of contamination
- (ii) An assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments.
- (iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the apartments hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers, in accordance with Policy EP29 of the adopted Fylde Borough Local Plan (October 2005).

12. There shall be no on site works, including site set up and the removal of any trees or shrubs until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- 1. construction vehicle routes to and from the site.
- 2. arrangements for the parking of vehicles for site operatives and visitors.
- 3. details of areas designated for the loading, unloading and storage of plant and materials.
- 4. details of the siting, height and maintenance of any security hoarding.
- 5. wheel wash facilities.
- 6. measures for the control of noise, vibration and dust disturbance created during any on site works.

Reason: In the interests of highway safety and general amenity of the area, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005).

13. On site works and receipt of deliveries shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

- 1.4 Prior to commencement of the development hereby approved, a detailed access design for the new priority junction to Copp Lane and improvements to the Highbury Gate/ Copp Lane junction, including provision of appropriate visibility splays of 2.4m x 43m in both directions, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved access scheme and retained thereafter.

Reason: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

- 1.5 Prior to commencement of the development hereby approved, a scheme for the construction of highway works shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the following:
1. Widening of the existing footpath fronting the application site on Copp Lane to 2m.
 2. Gateway enhancement measures on Copp Lane, including improved road signage and road markings.
 3. Bus stop improvements, including raised boarding area and road markings to the north bound stop on Copp Lane, and, relocation and improvement (raised boarding area and road markings) of the south bound bus stop on Copp Lane.

The approved scheme of off site highway works shall be implemented in accordance with a phasing plan that is to form part of the details submitted for agreement, and shall be retained thereafter.

Reason: To safeguard highway safety and ensure the efficient and convenient movement of all highway users, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan (October 2015).

16. Prior to occupation of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage alternative sustainable modes of transport by prospective occupants of the development. The approved Travel Plan 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 for a minimum of 5 years.

Reason: To encourage the use of sustainable modes of transport by prospective occupants of the development, in accordance with Section 4 (Promoting Sustainable Transport) of the National Planning Policy Framework.

17. Prior to commencement of the development hereby approved, a scheme to protect retained trees and hedgerow during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

18. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved

methodology.

Reason: In order to prevent any habitat disturbance to nesting birds, in accordance with Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

19. Prior to commencement of the development hereby approved, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The content of the plan must include:

1. on site mitigation for any changes to the open water habitat on site, to include full design details for any alterations to the pond and continued management of this habitat.
2. replacement trees and hedgerows on the site.
3. enhancement and management of retained hedgerows and trees on or overhanging the site.
4. provision of bat and bird boxes within the development.
5. lighting scheme to avoid lighting to the pond and immediate surrounding vegetation.
6. a five year implementation and management plan.

The approved planting will be implemented in accordance with the approved details during the first planting season after the development is substantially completed. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. The approved bat/ bird boxes and lighting shall be implemented prior to last occupation of the development and be retained on the site in perpetuity.

Reason: To ensure adequate mitigation for the loss of habitat resultant from the development, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

20. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of public open space, play area and amenity landscaping. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the development is implemented and maintained to a satisfactory degree into the future, in accordance with Policy HL2 and TREC17 of the adopted Fylde Borough Local Plan (October 2005) and with Policy ENV4 of the Submission Version of the Fylde Local Plan to 2032.

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. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems.
2. For clarification, the reference to “developable areas” in condition 4 relates to those areas of the site where it is proposed to construct the dwellings (including their associated garden areas and ancillary outbuildings), roads, parking areas and any other buildings.

3. Lead Local Flood Authority Informatives:

For the avoidance of doubt, this approval 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>

This approval does not grant the applicant permission to connect to the highway drainage network.

4. United Utilities Informatives:

Water Comments

A large diameter trunk main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. You will need an access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipe. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage

options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

5. Ecology:

Whilst there is only a very low risk of great crested newts being present, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.

6. Lancashire County Council Education:

LCC have assessed the viability of this development by assuming the 24 dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available. This could result in a reduced pupil yield dependant on dwelling size.

7. LCC Highways:

The granting 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.

Item Number: 3

| | | | |
|-------------------------------|---|-----------------------------|--------------------------------|
| Application Reference: | 16/0879 | Type of Application: | Outline Planning Permission |
| Applicant: | Mrs Haasbroek | Agent : | Keystone Design Associates Ltd |
| Location: | 6 VICTORIA ROAD, KIRKHAM, PRESTON, PR4 2BT | | |
| Proposal: | OUTLINE APPLICATION FOR ERECTION OF 2 No. DWELLINGS WITH ACCESS AND LAYOUT APPLIED FOR AND OTHER MATTERS RESERVED | | |

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

1. Application for 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: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

Reserved matters are:-

1. Scale
2. Appearance
3. Landscaping, including details of boundary treatments

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. This permission relates to the following plans:

Approved plans:

- Site Location Plan - Dwg. No. A016/168/S/10 Rev. A; and,
- Proposed Site Access and Layout - Dwg. No. A016/168/P/14 Rev.F, received 21/04/2017.

Any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the access, the maximum number of dwellings and their layout, and the site area.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4. No part of the proposed development shall be occupied until the passing place identified on Drawing No. A016/168/P/14 Rev. F and all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980.

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

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

- a. The proposed times construction works will take place
- 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 location of the site compound
- f. Suitable wheel washing / road sweeping measures
- g. Appropriate measures to control the emission of dust and dirt during construction
- h. Appropriate measures to control the emission of noise during construction
- i. Details of all external lighting to be used during the construction
- j. A scheme for recycling/disposing of waste resulting from construction works

Reason: In the interest of highway safety and to safeguard the amenities of neighbouring properties.

6. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason: To allow for the effective use of the parking areas in the interests of highway safety.

7. 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.

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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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

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.

8. Foul and surface water shall be drained on separate systems.

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

9. Prior to the commencement of the development hereby approved, details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be provided prior to the occupation of the dwellings and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings.

10. Prior to the commencement of any development details shall be submitted to and approved in writing by the Local Planning Authority of the existing and proposed ground levels across the site, and the proposed Finished Floor Levels of the proposed dwellings. The development of the site shall be undertaken in accordance with these approved details unless any deviations are submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the plot in question.

Reason: To ensure the site is constructed with a satisfactory appearance in the area and with a satisfactory affect on neighbouring properties.

11. Notwithstanding the provisions of Schedule 2, Part 1, Classes A - H 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 dwellings 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 dwellinghouses is maintained, to ensure sufficient off road parking provision is maintained and to safeguard the amenities of the occupiers of adjacent dwellings.

12. Before each dwelling hereby approved is first occupied, a scheme for the design, construction (including surface treatment) and drainage of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas and that satisfactory provisions are made for the disposal of surface water.

13. Prior to first occupation of the dwellings the single storey extension to the rear of 6 Victoria Road, identified by dotted lines on Dwg. No. A016/168/P/14 Rev.F, shall be removed to enable the car parking spaces indicated on the approved drawing to be laid out and utilised.

Reason: To ensure that sufficient off-road parking provision is provided for the two dwellings and an adequate level of garden area remains for the occupants of 6 Victoria Road.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent Orders or statutory provision re-enacting the provisions of this Order the existing integral garage within the property at 6 Victoria Road and the driveway to the front of that garage shall remain available for the parking of motor vehicles at all times following the commencement of the development hereby approved.

Reason: To provide an appropriate level of on-site parking to serve the needs of that dwelling in the interests of the character of the area and highway safety as required by Policy HL5 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:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions; and,
 2. Securing revised plans during the course of the application which have overcome initial problems.
2. United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region:

Drainage Comments

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

Water Comments

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Any further information regarding Developer Services and Planning please visit United Utilities website at <http://www.unitedutilities.com/builders-developers.aspx>

3. The amended vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), 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 is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at

Item Number: 4

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0092 | Type of Application: | Full Planning Permission |
| Applicant: | Kepak Kirkham Ltd | Agent : | JYM Partnership LLP |
| Location: | KEPAK, ST GEORGES PARK, KIRKHAM, PRESTON, PR4 2DQ | | |
| Proposal: | EXTENSION TO REAR (EAST) OF INDUSTRIAL UNIT INCLUDING ERECTION OF 23 METRE HIGH EXTRACTION CHIMNEY AND INSTALLATION OF CO2 TANK | | |

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 / consent relates to the following details:

Approved plans:

- Location Plan -
- Proposed site plan - drawing no. 1517 006 REV. A
- Proposed sections - drawing no. 1517 005 REV. B
- Proposed floor plans - drawing no. 1517 003 REV. A
- Proposed elevation plans - drawing no. 1517 004 REV. A
- Proposed chimney & platform detail - drawing no. 13/11447

Supporting Reports:

- Design and Access Statement - JYM Partnership
- Supporting planning statement - JYM Partnership
- Dispersion Modelling Report - Odournet dated 31 May 2017

Reason: To provide clarity to the permission.

3. Prior to the commencement of the construction of the extension and chimney hereby approved samples of material for use in the construction of the development, inclusive of colour, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used.

Reason: In the interests of visual amenity.

4. Prior to the commencement of development a landscaping scheme incorporating ecological habitat creation (bat boxes, bird boxes etc) and a retention, enhancement and management for the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate maintenance of wildlife habitat (quantity and quality), including hedgerows and shall demonstrate that the development will be permeable to the passage of wildlife. Specific details shall also include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, provision of 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.

To enhance the quality of the development in the interests of the amenities of the locality and 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, Section 11.

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 solutions
 3. Securing revised plans during the course of the application which have overcome initial problems
2. That the applicant be advised that the implementation of this planning permission and subsequent operation of the additional cooking facility is likely to require a variation of any existing Environmental Permit, or the granting of a new Environmental Permit. The Environment Agency are the responsible body for the issue of these permits, and they should be contacted for further information on this in advance of any work commencing.

Item Number: 5

| | | | |
|-------------------------------|--|-----------------------------|--------------------------|
| Application Reference: | 17/0138 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Bradshaw | Agent : | De Pol Associates |
| Location: | 91 RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2PA | | |
| Proposal: | PROPOSED ERECTION OF 8NO DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING. | | |

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 - Anyon architectural and planning
- Proposed Access Layout – PSA drawing T2187/001 Rev D
- Proposed Layout with Access Detail – Anyon drawing ProLay/01/17 Rev A
- Housetype Plot 1 – Anyon drawing HT1P1/17 Rev A
- Housetype Plot 2 – Anyon drawing HT2P2/17 Rev A
- Housetype Plot 3 – Anyon drawing HT2P3/17 Rev A
- Housetype Plot 4 – Anyon drawing HT1P5/17 Rev A
- Housetype Plot 5 – Anyon drawing HT3P5/17 Rev A
- Housetype Plot 6 – Anyon drawing HT2P6/17 Rev A
- Housetype Plot 7 – Anyon drawing HT1P7/17 Rev A
- Housetype Plot 8 – Anyon drawing HT1P8/17 Rev A
- Garage Details – Anyon Drawing GDP0/17 Rev A
- Landscape Masterplan – ReLandscape Drawing 113.4.01 B
- Hard Landscape Layout Sheet 1 of 2 – ReLandscape Drawing 113.4.02 B
- Hard Landscape Layout Sheet 2 of 2 – ReLandscape Drawing 113.4.03 B
- Planting Plan Sheet 1 of 2 – ReLandscape Drawing 113.4.04 B
- Planting Plan Sheet 2 of 2 – ReLandscape Drawing 113.4.05 B

Reason: To add appropriate clarity to the permission.

3. That prior to the commencement of any development on the site full details of the following highway works shall have been submitted to and approved in writing by the Local Planning Authority, with the submitted detail including a phasing for these works, which shall be complied with in full:
 - a) The provision of a 2m wide footway across the whole of the site frontage to Ribby Road with appropriate 1:20 tapers to the footways to either side
 - b) The provision of a 2m footway into the site on both sides of the access road to provide a

continuous pedestrian route to all dwellings from that internal access road (or other suitable extent as is subsequently agreed).

- c) The provision of a 2.4m x 43m visibility splay in both directions at the access point to Ribby Road and any associated alterations to road markings, carriageway width, signage, etc necessary to ensure that these visibility splays remain available and are appropriate for the access point
- d) The extension of the existing front boundary wall to permanently close off the existing vehicular and pedestrian accesses to 91 Ribby Road
- e) Details of the tree protection measures to be implemented during the construction of the highway works.

Reason: To ensure the provision of a safe vehicular access to the site, and a safe pedestrian access for the occupiers of the dwellings to access the shops and other services available in Wrea Green as required by Policy HL2 of the Fylde Borough Local Plan.

- 4. Prior to the commencement of any development hereby approved a schedule of the materials to be used in the external construction of the walls of the dwellings, for the roof, and for any external hard surface areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development.

Reason: To ensure an appropriate finished appearance to the development in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 5. The whole of the external works and landscaping as indicated on the Hard Landscaping and Planting Plan drawings hereby approved and listed under condition 2 of this planning permission 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 sylvicultural 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.

- 6. Prior to the first occupation of each plot the boundary treatments between that plot and its neighbour and to the other communal areas of the site shall have been erected / planted in full accordance with the details shown on the approved landscaping scheme listed as condition 2 of this planning permission. These hedges and other boundary treatments shall be maintained and retained thereafter.

Reason: To ensure an appropriate screening and definition of domestic curtilage to the dwelling in the interest of preserving the rural character of the area and the relationship with neighbouring land uses as required by Policy HL2.

- 7. Prior to the commencement of any development a survey of the existing ground levels and the existing and proposed ground and Finished Floor Level for each dwelling shall be submitted to

and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved levels.

Reason: To ensure that the development has an appropriate scale and relationship to the neighbouring dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

8. 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 + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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. 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 and that there is no flood risk on or off the site resulting from the proposed development

9. Prior to the commencement of development a scheme for the disposal of foul water for the site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: To ensure the site and development are adequately drained, as required by Policy HL2 of the Fylde Borough Local Plan.

10. 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

1. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
2. 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:
 1. on-going inspections relating to performance and asset condition assessments
 2. 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;
 3. 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.

11. No work to clear Ivy or other vegetation within the site, no tree removal, no demolition work, and no other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the absence of nesting birds has been confirmed to the Local Planning Authority in writing following further surveys or inspections undertaken by a suitably qualified ecologist.

Reason: In order to protect habitats which have the potential to support breeding birds and so protect their nesting sites from harm as required by Policy EP19 of the Fylde Borough Local Plan.

12. Prior to commencement of development, details of provisions for the nesting of bats and barn owls within the site or upon any structure shall be submitted to an agreed in writing with the Local Planning Authority and thereafter subsequently implemented and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to provide opportunities for the use of the new dwellings by these protected species so as to enhance the biodiversity of the area in accordance with Policy EP19 of the Fylde Borough Local Plan.

13. No works shall commence until full details of the number, location and type of replacement nesting opportunities for bird species has been submitted to and approved in writing by Fylde Borough Council. The approved details shall be implemented in full.

Reason: To ensure the maintenance of appropriate level and quality of nesting opportunities for birds within the site in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraph 118 of the NPPF.

14. No works shall commence until a site specific method statement to outline how the development of the site is to be implemented to minimise the potential risk of disturbance to Great Crested Newts is submitted has been submitted to and approved in writing by Fylde Borough Council. The approved details shall utilise methods provided in Appendix 3 of the Ecological Appraisal submitted within this application and shall be implemented in full.

Reason: To ensure the maintenance of appropriate level and quality of nesting opportunities for birds within the site in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraph 118 of the NPPF.

15. Prior to any development activity commencing, retained trees, either individually or, where appropriate, as groups, will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) identified in the arboricultural survey.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

16. No development shall take place, nor 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 timing of the provision, and standard of construction, of the site access for construction traffic,
- c. Times of construction activity at the site,
- d. Times and routes of deliveries to the site,
- e. The parking of vehicles of site operatives and visitors,
- f. Loading and unloading of plant and materials,
- g. Storage of plant and materials used in constructing the development,
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- i. Wheel washing facilities, including details of how, when and where the facilities are to be used'
- j. Measures to control the emission of dust and dirt during construction,
- k. Measures to control the generation of noise and vibration during construction to comply

with BS5228:2009

l. A scheme for recycling/disposing of waste resulting from demolition and construction works,
m. Measures to reduce the impact on the adjacent equestrian use during the construction period,

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

17. None of the dwellings shall be occupied until a scheme for the ongoing maintenance of the communal areas of the development (internal roads and footways, the areas of landscaping and associated features including street lighting, signage, drains and boundary treatment) has been submitted to and approved in writing by the local planning authority. The communal areas shall thereafter be maintained in accordance with the approved scheme.

Reason: To provide appropriate certainty that these areas are to be maintained to a standard that accords with the character of the surrounding area as required by Policy HL2 of the Fylde Borough Local Plan.

18. That all first floor rooflights throughout the development shall be fitted with obscure glazing to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

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

19. Notwithstanding the provision of the following legislation, or any Order revoking or re-enacting that Order, no further development of the dwellings or curtilages relevant to this legislation shall be carried out without Planning Permission:

- Schedule 2, Part 1, Class A, B, C & E of the Town and Country Planning (General Permitted Development)(England) Order 2015
- Schedule 2, Part 2, Class A & B of the Town and Country Planning (General Permitted Development)(England) Order 2015

Reason: To ensure that the Local Planning Authority has control over any future development of the dwellings which may adversely affect the character and appearance of the dwellings and the surrounding area, or impact on neighbouring amenity 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:

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

2. Securing revised plans during the course of the application which have overcome initial problems
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 6

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0149 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Threlfall | Agent : | CFM Consultants Ltd |
| Location: | REAM HILLS FARM, MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR4 3NB | | |
| Proposal: | ERECTION OF TERRACE OF SINGLE STOREY BUILDINGS FOR 215m2 INDUSTRIAL (CLASS B2) SPACE AND 1,130m2 STORAGE (CLASS B8) SPACE | | |

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 / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no's RH/04511/001 and RH/04511/011
- Proposed Site Plan - Dwg no. RH/04511/004 Rev A
- Proposed Unit Elevations - Dwg no. RH/04511/005 Rev A
- Proposed Site Sections - Dwg no. RH/04511/004 Rev A
- Proposed Unit Levels - Dwg no. RH/04511/007 Rev B
- Proposed Site Layout - Dwg no. RH/04511/008 Rev B
- North and Westerly Views - Dwg no. RH/04511/009
- Site Section AA - Dwg no. RH/04511/010 Rev A
- Proposed Site Section - Dwg no. RH/04511/012

Supporting Reports:

- Design and Access Statement - Produced by Shepherd Planning and dated January 2017

Reason: To provide clarity to the permission.

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 approved drawing, dwg no.RH/04511/005

Reason: To ensure use of appropriate materials which are sympathetic to the character of the existing surrounding buildings.

4. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan policies EP14 and EP18, and the National Planning Policy Framework.

5. Units 1 and 2, as indicated on the approved plan (dwg no. RH/04511/008 Rev B), shall be used for the storage of motor vehicles only and for no other purposes falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Unit 3, as indicated on the same approved plan, shall be utilised only for vehicle restoration and repair which are required incidentally to the vehicle storage use of units 1 and 2, and for no other use falling within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

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: 7

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|-------------------------------|--|-----------------------------|----------------------------------|
| Application Reference: | 17/0155 | Type of Application: | Householder Planning Application |
| Applicant: | Miss E Silverwood | Agent : | Mr D Partington |
| Location: | 28 MEDLAR LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HR | | |
| Proposal: | PROPOSED ERECTION OF TWO STOREY SIDE AND REAR EXTENSION WITH JULIETTE BALCONY AND ERECTION OF FRONT PORCH. | | |

Decision

Householder Planning Application :- Refused

Conditions and Reasons

1. The proposed two storey extension to the side and to the rear has a scale, design and massing that will be harmful to the established rural character of the area and will conflict with the scale of the other dwellings in the immediate vicinity which contribute to that rural character and appearance. The proposal is therefore contrary to Policies HL4 and EP11 of the Fylde Borough Local Plan. Furthermore, the increase in scale of the dwelling will be contrary to the limits on the expansion of dwellings located in countryside locations imposed under Policy H7 of the Submission Version to the Fylde Local Plan to 2032. These policies are aimed at ensuring development has an appropriate scale and design in rural areas and so are consistent with guidance in para 58 of the NPPF and so the proposal is also contrary to that guidance.
2. The extension has a scale and massing that dominates the host property and introduces a series of features such as horizontal emphasis windows to the gable and a hipped roof to the rear element that conflict with the design characteristics of the host property and its neighbours. As such the design fails to respect that property and the contribution it makes to the streetscene in the immediately surrounding area and wider countryside area, contrary to the requirements of criteria 1 of Policy HL5 of the Fylde Borough Local Plan, and to criteria c and g of Policy GD7 of the Submission Version to the Fylde Local Plan to 2032. These policies are aimed at ensuring development has an appropriate scale and design in rural areas so are consistent with guidance in para 58 of the NPPF and so the proposal is also contrary to that guidance.

Informative notes:

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 8

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|-------------------------------|---|-----------------------------|------------------------|
| Application Reference: | 17/0191 | Type of Application: | Variation of Condition |
| Applicant: | COOPER HOUSE RENEWABLES LIMITED | Agent : | Parker Dann Ltd |
| Location: | COOPER HOUSE FARM, KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HX | | |
| Proposal: | VARIATION OF CONDITION 8 ON PLANNING PERMISSION 15/0329 - TO EXTEND PERMISSION TO 30 YEARS | | |

Decision

Variation of Condition :- Granted

Conditions and Reasons

1. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Ref: S507-DOCO2 Issue 3, dated March 2015) to limit the surface water run-off generated by the site to the greenfield rate. 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.

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

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 7 May 2015, including the following plans:

- Location Plan S.0464_02-E
- Site layout 2195.AP.001.0.C
- Landscaping scheme S.0464_17-F
- Fence 2195.AP.006.3.0
- Spare part container 2195.AP.011.3.0
- Exemplary Section 2195.AP.003.1.0
- Substructure 2195.AP.010.2.A
- Inverter and transformer station 2195.AP.004.2.A
- DNO/Client substation 2195.AP.009.2.0

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

3. The development hereby approved shall be carried out in accordance with the details outlined in the PFA Consulting Construction Traffic Management Plan (dated September 2015), including the means of cleaning wheels of vehicles leaving the site during the construction period and the off-site highway works, unless otherwise agreed in writing with the Local Planning Authority.

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.

4. The development hereby approved shall be carried out in strict accordance with the tree protection measures detailed in the Arboricultural survey, impact assessment and Tree Protection Plan by Pegasus (S.0464_Rev_D) The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Borough Local Plan policies EP12 and EP14.

5. The development hereby approved shall be carried out in strict accordance with the habitat creation and management report by Wildlife Matters dated 16 September 2016 and the method statement prepared by Avian Ecology dated April 2015. The development shall be phased, implemented, and managed in accordance with this scheme for habitat creation and management.

Reason: In order to secure adequate compensatory and mitigation habitat and species and to protect existing biodiversity.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no.S00464_17-F shall be carried out during the first available planting season prior to or during commencement of development and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

7. This permission shall be for a period of 30 years from the date of first export of electricity following which the use hereby permitted shall cease and the site reinstated back to its previous agricultural use in accordance with a scheme of work to be submitted as part of a Decommissioning Method Statement under condition 11 below. The date when electricity from the development is first exported to the local electricity grid network shall be notified to the LPA in writing within 28 days of its occurrence.

Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.

8. If the solar farm ceases to operate for a continuous period of 12 months at any time during its lifetime, and in any event at least 6 months prior to the final decommissioning of the solar farm at the end of the planning permission, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include a programme of works to demonstrate that the solar panels, transformer and substation buildings, tracks, associated infrastructure, fencing and any other ancillary equipment will be removed from site, and how the site shall be restored back to its former agricultural use and a timescale for these works and site restoration. The approved Decommissioning Method Statement and its programme of works shall be fully implemented

within 12 months of date of its agreement by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the landscape impact of the development exists only for the lifetime of the development.

9. Construction and decommissioning works shall only take place between the following hours:-

08.00 and 18.00 hours Monday to Friday and between 08.00 and 13.00 hours on Saturdays, with no site work on Sundays or bank and public holidays.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

10. The development hereby approved shall be carried out in accordance with the Grazing Management Plan (dated 26 August 2015) and the land will be made available, managed and retained for grazing livestock in accordance with this plan throughout the operation of the solar farm hereby approved.

Reason: To ensure that the land remains in agricultural use.

11. The rating level of the noise emitted from the site shall not exceed the existing background level LA90,T by more than 5dB. The noise levels shall be determined at the nearest residential façade. The measurements and assessments shall be made in accordance with BS 4142:2014 Rating for industrial noise affecting mixed residential and industrial areas at a point one metre external to the nearest noise sensitive premises.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

Item Number: 9

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0272 | Type of Application: | Full Planning Permission |
| Applicant: | Royal Bank of Scotland Group PLC | Agent : | Lewis & Hickey Ltd |
| Location: | NATIONAL WESTMINSTER BANK, POULTON STREET, KIRKHAM, PRESTON, PR4 2RZ | | |
| Proposal: | REMOVE EXISTING NATWEST BRAND SIGNAGE, ATM AND NIGHT SAFE, AND INFILL RESULTANT APERTURES . | | |

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 / consent relates to the following details:

Approved plans:

- Location Plan
- Elevation 1 - E6063-GA-E1
- Elevation 2 - E6063-GA-E2

Reason: To provide clarity to the permission.

3. The external materials to be initially used in the development hereby approved shall accord entirely with those indicated on the approved plans.

Reason: In the interests of visual amenity as a temporary measure following removal of the ATM and nightsafe.

4. Within 6 months of the date of this permission, details of the materials to replace the stainless steel blanking plates, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. These materials shall be installed to replace that steel blanking plate within 3 months of their written agreement.

Reason: To ensure an appropriate appearance to the building is achieved within the Conservation 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: 10

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|-------------------------------|--|-----------------------------|--------------------------|
| Application Reference: | 17/0276 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Robertson | Agent : | WBD |
| Location: | BEACH HUTS ADJACENT MINI GOLF, SOUTH PROMENADE, LYTHAM ST ANNES | | |
| Proposal: | ERECTION OF SINGLE STOREY BUILDING TO PROVIDE CAFE / RESTAURANT WITH ROOF TERRACE, 15 X DINING HUTS, BIN STORE HUT & WC HUTS AND ACCESS RAMP | | |

Decision

Full Planning Permission :- Refused

Conditions and Reasons

1. The proposal involves the provision of a building to provide a restaurant/cafe with first floor dining terrace and associated dining huts, WC's, bin storage and an access ramp. As a consequence of the proposed location, the scale of the building with a continuous built length of almost 50m and its design, it is considered that it will result in a detriment to the visual amenity and pleasant coastal character of the promenade due to its cluttered form, lack of physical breaks and lack of open views. This that impact is compounded by the inclusion of a first floor outdoor seating terrace of the cafe, and the potential for its use to provide levels of disturbance that will harm the character of the promenade and the amenity of neighbouring residents.

Accordingly the proposal is contrary to Policies TREC8, TREC13 and EP2 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7, EC6 and ENV3 of the submission version of the Local Plan to 2032 and the aims and objectives of the National Planning Policy Framework.

2. The development proposes the establishment of a cafe/restaurant (Class A3 Use) within a building located on the Promenade. As a result of its location the use has the potential to draw diners away from similar establishments located within the town centre which has the potential to result in a loss visitors to other businesses located within the town centre and the potential to impact on the overall vitality of the town centre and the viability of those businesses within it, as a result of the loss of footfall and distance between the application site and the cafe quarter promoted for its dining establishments that is designated under Policy SH6 of the Fylde Borough Local Plan, as altered (October 2005). Consequently the proposal is contrary to Policies SH6, TREC5 of the adopted local plan and Policy EC5 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 11

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|-------------------------------|--|-----------------------------|-------------------------------------|
| Application Reference: | 17/0335 | Type of Application: | Householder Planning Application |
| Applicant: | Mr & Mrs Ashton | Agent : | Clover Architectural Design Limited |
| Location: | 12 ROMAN WAY, KIRKHAM, PRESTON, PR4 2YG | | |
| Proposal: | PROPOSED FIRST FLOOR EXTENSION TO FRONT ELEVATION OVER EXISTING GARAGE, TWO STOREY AND SINGLE STOREY REAR EXTENSIONS, FOLLOWING DEMOLITION OF EXISTING CONSERVATORY. | | |

Decision

Householder Planning Application :- 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 / consent relates to the following details:

Approved plans:

- Location Plan - 1001
- Site Plan - 1102
- Proposed Plans and Elevations - 1100 Rev B

Reason: To provide clarity to the permission.

3. The materials of construction and/or finish in respect of the extension(s) hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

Reason: To ensure visual harmony in respect of the overall 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.