



MINUTES

Planning Committee

Date:	Wednesday, 3 November 2021
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillors Tim Armit, Alan Clayton, Peter Collins, Gavin Harrison, Linda Nulty, Kiran Mulholland, David O'Rourke, Ray Thomas, Stan Trudgill, Viv Willder.
Officers Present:	Andrew Stell, Rob Buffham, Clare Lord, Matthew Taylor, Lyndsey Lacey-Simone.
Members of the Public:	4 Members of the public were in attendance

Councillor Gavin Harrison

The Chairman, Councillor Trevor Fiddler welcomed Councillor Gavin Harrison newly appointed Planning Committee member to the meeting.

Public Platform

There were no registered speakers.

Variation of Business

The Chairman varied the business on the agenda as detailed below.

Decision Items

1. Reserve Planning Members

Following the request from the Leader of the Independent Group, the report sought the Committee's approval to name Councillor Peter Collins as a reserve planning member in place of Councillor Paul Hodgson.

RESOLVED: That Councillor Peter Collins be appointed as a reserve planning member in place of Councillor Paul Hodgson.

Procedural Items

2. 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.

Councillor Viv Willder declared a personal interest in planning application 21/0685 relating to the former JR Taylor premises, Garden Street, St Annes.

3. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 6 October 2021 as a correct record for signature by the Chairman.

4. Substitute Members

The following substitutions were reported under Council Procedure Rule 24:

Councillor Alan Clayton substituted for Councillor Liz Oades.

Councillor Peter Collins substituted for Councillor Heather Speak.

Councillor Viv Willder substituted for Councillor Richard Redcliffe.

Decision Items

5. Planning Matters

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

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

At the request of the Chairman, the Clerk for the meeting read out a letter received from the applicant's agent in relation to planning application 21/0685 former JR Taylor premises, Garden Street, St Annes.

(Councillor David O'Rourke was not in attendance during part of the consideration of planning application 21/0752 relating to Wesham Park Hospital site, Derby Road, Wesham and did not vote on the matter).

(Councillor Tim Armit was not in attendance during the consideration and voting on planning application 21/0694 relating to Westwynd, Clifton Lane, Newton; 21/0834 relating to Stanley Lodge Farm, Salwick Road, Treales and 21/0611 relating to Browns Farm, Browns Lane, Wrea Green)

(Councillor Kiran Mulholland was not in attendance during the consideration and voting on planning application 21/0611 relating to Browns Farm, Browns Lane, Wrea Green)

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Planning Committee Minutes

03 November 2021

Item Number: 1

Application Reference:	20/0835	Type of Application:	Outline Planning Permission
Applicant:	Mr MacDonald	Agent :	Smith & Love Planning Consultants
Location:	LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RE		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF 3 RESIDENTIAL DWELLINGS, AND A DETACHED GARAGE FOR EXISTING DWELLING (ACCESS AND LAYOUT APPLIED FOR WITH ALL 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 from 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. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place:- scale, appearance and landscaping of the development.

Reason: The application is granted in outline only under the provisions of Article 5 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:

- Location Plan - Drawing no. 1967 | 1.1
- Proposed Site Layout - Drawing no. 1967 | 2.6F

Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as they relate to the site area, scale, and layout of the development and the means of access to it and shall not exceed the maximum number of dwellings applied for.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 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. Any application which seeks approval for the reserved matter of appearance pursuant to condition 2 of this permission shall include full details of all materials to be used on the external surfaces of the dwellings and buildings hereby approved.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 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 include a landscaping scheme that provides details of:
- a. Any trees, hedgerows and any other vegetation on the site to be retained;
 - b. Compensatory tree planting to replace any trees removed and which shall be a minimum of extra heavy standard 14-16cm girth at 1 metre from ground level and a height of 3.5 metres or greater;
 - c. The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii);
 - d. The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs; and
 - e. Mitigation measures taken in accordance with BS5837:2012 to protect trees outside of, but in close proximity to, the boundary of the application site.

The duly approved landscaping scheme shall be carried out during the first planting season following the first occupation of the dwelling or the completion of the development, whichever is the sooner; 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 suitable retention and strengthening of existing landscaping on the site in the interests of visual amenity and to secure appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matter of scale pursuant to condition 2 of this permission shall ensure that none of the dwellings exceed two storeys in height.

Reason: To ensure that the scale of development is compatible with surrounding buildings in order to achieve a satisfactory appearance in the street scene and an acceptable relationship with surrounding properties in the interests of good design and the amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include details of the siting, height, design, materials and finish of all boundary treatments to the site.

Reason: To ensure a satisfactory finish to the development in the streetscene in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

8. Any application which seeks approval for the reserved matter of scale pursuant to condition 2 of this permission shall include full details of the finished levels above ordnance datum, for the

proposed buildings and external areas of the site in relation to existing ground levels.

Reason: To ensure a satisfactory relationship between the dwellinghouses and surrounding buildings and establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. Any application which seeks approval for the reserved matter of scale pursuant to condition 2 of this permission shall include a scheme for the disposal of foul and surface water from the development. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
- a) Separate systems for the disposal of foul and surface water;
 - b) An investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
 - c) Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
 - d) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
 - e) Details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the approved dwellings are first occupied and shall be managed and maintained as such thereafter.

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

10. Any application which seeks approval for the reserved matter of scale pursuant to condition 2 of this permission shall include a scheme for the design, construction and drainage of the new internal access road (including any traffic calming features) and associated footways shown on drawing no. 1967|2.6F. The scheme shall include full engineering, drainage, street lighting and constructional details, and include off street parking provision of 3No. spaces for each approved new dwelling.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

11. The garage hereby approved as part of this permission shall be built and available for use by the occupiers of the existing Little Tarnbrick Farm dwelling prior to the commencement of any construction works for the dwelling on plot 1 (as shown on the approved proposed site plan - drawing no. 1967|2.6F).

Reason: To ensure that sufficient on site parking is retained and available to serve the occupiers of Little Tarnbrick Farm

12. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1st March and 31st August inclusive)

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

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

13. The development hereby approved shall be carried out in full accordance with the mitigation measures identified in section 5 of the submitted 'Ecological Survey and Assessment' document produced' by ERAP (Consultant Ecologists) Ltd, dated November 2020 and referenced 2020-296.

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

14. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwellings hereby approved for plots 2 and 3 (as shown on the approved site layout) 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 dwelling houses is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and H2.

15. Prior to the commencement of any development hereby approved a scheme for the design, construction and drainage of the new site access and road (the position of which is shown on drawing no. 1967 | 2.6F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 2.4 metres x 127 metres to the west and 2.4 metres x 133 metres to the east at the junction of the site access with Blackpool Road (A583) and include the provision of tactile paving. The site access and road shall be constructed in accordance with the duly approved scheme before any of the dwellings to be served by the access and road are first occupied, except that final surfacing of the road shall not take place until the final dwelling has been substantially completed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

16. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in section 4 of the submitted ' 501A Arboricultural Impact

Assessment & Method Statement' and its associated 'Tree Retention, Removals & Protection' plan (drawing no. 101 Rev A) prepared by TPM Landscape Ltd, dated November 2020. The identified tree and hedgerow 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 and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1.

17. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) Hours of work for site preparation, delivery of materials and construction;
- b) Arrangements for the parking of vehicles for site operatives and visitors;
- c) Details of areas designated for the loading, unloading and storage of plant and materials;
- d) Arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) Times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) Routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
- h) Measures to control the emission of dust and dirt during construction.

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

18. Prior to the use of any vibro-impact works on site, a risk assessment and method statement shall be submitted and approved in writing by the Local Planning Authority. These works shall thereafter only be undertaken in accordance with any requirements of this method statement.

Reason: To prevent any piling works and vibration from de-stabilising or impacting the railway.

Informative notes:

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

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

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

.2. Network Rail Note

This consent requires construction works within 10 metres of a railway boundary and an interface with that boundary. As such the developer must adhere to Network Rail guidance for work within the close proximity of a railway boundary, and prior to the carrying out of any physical works required to implement this planning permission the developer must contact the Network Rail Asset Protection Team either by:

- emailing AssetProtectionLNWNorth@networkrail.co.uk, or
- telephoning 0161 880 3706
- writing to the Area Manager, London North Western (North), Network Rail, Asset Protection Team, Floor 1, Square One, 4 Travis Street, Manchester m1 2NY

quoting the planning application reference

Item Number: 2

Application Reference:	21/0611	Type of Application:	Full Planning Permission
Applicant:	Ribby Hall Village	Agent :	Fletcher Smith Architects
Location:	BROWNS FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
Proposal:	CHANGE OF USE OF AGRICULTURAL LAND AND BUILDINGS TO PROVIDE SHORT TERM HOLIDAY ACCOMMODATION DEVELOPMENT INCLUDING: 1) DEMOLITION, CONVERSION AND/OR EXTENSION OF EXISTING BUILDINGS TO PROVIDE FOUR HOLIDAY COTTAGES AND CAR PORT; 2) ERECTION OF REPLACEMENT DETACHED GARAGE FOR FARMHOUSE; 3) CREATION OF ADDITIONAL VEHICLE ACCESS FROM BROWNS LANE; 4) FORMATION OF ADDITIONAL CAR PARKING AREAS AND 5) PROVISION OF SOFT LANDSCAPING		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

Drawing no. 2327-067-01 'P3' – Location plan.

Drawing no. 2327-067-013 'P1' – Demolition site plan.

Drawing no. 2327-067-008 'P4' – Proposed site plan.

Drawing no. 2327-067-010 'P4' – Proposed floor plans (barn and cottage).

Drawing no. 2327-067-011 'P3' – Proposed elevations (barn and cottage).
Drawing no. 2327-067-012 'P3' – Proposed elevations (car port).
Drawing no. 2327-067-014 'P1' – Proposed farmhouse garage plans and elevations.
Drawing no. TCP/4322/Y/300 – Tree retention and protection.

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

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

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the cottages hereby approved shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: The development's layout has been permitted on the basis that the cottages and their communal external spaces are to be occupied for holiday use only. The spacing distances and window arrangements between cottages and their garden areas would not provide levels of privacy and amenity for future occupiers of the cottages that would be suitable for permanent residential occupiers. Accordingly, it would be inappropriate for the cottages to be occupied as permanent residential accommodation as this would fail to achieve a high standard of amenity for such occupiers. Therefore, the occupancy restriction is required to prevent permanent residential occupation of the cottages in accordance with the provisions of Fylde Local Plan to 2032 policies GD7 and H3, and the National Planning Policy Framework.

4. No development shall take place until a method statement detailing the process and phasing for the works of dismantling, repair and/or reconstruction to each building which is to be converted to the new use(s) hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - a) Plans indicating the parts of each building to be dismantled, repaired and/or reconstructed;
 - b) Details of all materials to be used on the external surfaces of those parts of each building to be repaired and/or reconstructed; and
 - c) Details of the means by which those parts of each building to remain will be physically supported during the process of dismantling, repair and/or reconstruction.

Other than those areas identified on the plans submitted in a), no parts of each building shall be dismantled, repaired and/or reconstructed and all works of dismantling, repair and/or reconstruction shall be carried out in accordance with the details contained in the duly approved method statement.

Reason: To limit the extent of rebuilding works to ensure that the conversion of existing buildings takes place without the need for their major or complete reconstruction in order that the existing buildings are re-used and rehabilitated in accordance with the requirements of Fylde Local Plan to 2032 policies H3 and GD3.

5. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until

samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of the host buildings, the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD3, GD7 and H7, and the National Planning Policy Framework.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no new and/or replacement windows or doors shall be installed in any of the buildings unless and until details of their design, materials (including frames, sill and lintel treatments), finishes, colour treatment, reveals and opening profile have first been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before any of the cottages are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of the host buildings, the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and GD7, and the National Planning Policy Framework.

7. None of the cottages hereby approved shall be occupied until a scheme for the design and construction of all hard surfaced areas within the development (including both new and replacement hard surfaced areas) has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the construction specification of all hard surfaced areas, including sub layers and surfacing materials. The hard surfaced areas shall thereafter be laid out in full and made available for use in accordance with the duly approved scheme before any of the cottages hereby approved are first occupied.

Reason: To ensure the satisfactory treatment of hard surfaced areas and an appropriate standard of engineering works in the interests of visual amenity and the amenity of future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and GD7.

8. The new vehicle access and “no dig drive” for the farmhouse hereby approved shall be constructed in their entirety in accordance with the details and specification shown on drawing nos. 2327-067-008 ‘P4’, ARB/4322/Y/200 and identified in Appendix B (pages 21-23) of the document titled “Arboricultural Report” by ACS Consulting dated July 2021 (report reference 4322/DR.21) and shall be made available for use before any development associated with the cottage labelled “Unit 1” on drawing no. 2327-067-008 ‘P4’ first takes place. The new vehicle access and “no dig drive” for the farmhouse shall be retained as such thereafter.

Reason: The external works to provide the holiday cottage within Unit 1 (including its garden area) require the stopping up of the existing vehicle access and driveway to the farmhouse. Therefore, the new (re-located) access to the farmhouse must be put in place before any development associated with Unit 1 takes place in order to ensure that a safe and suitable means of access to the farmhouse is provided prior to the existing access being stopped up. The driveway to the farmhouse is to be a “no dig” specification as part of this route falls within the root protection area and construction exclusion zone of a group of mature trees which are to be retained within the site to the north of the proposed driveway. Therefore, the condition is required in the interests of highway safety and to ensure appropriate measures are put in place to protect existing trees that are to be retained as part of the development in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

9. The upgraded vehicle access to the southeast corner of the site which opens onto Browns Lane (the location of which is labelled "Existing Vehicle Access Retained" on drawing no. 2327-067-008 'P4') shall be constructed and made available for use before any of the cottages hereby approved are first occupied. All vegetation falling within a visibility splay of 2.4 metres x 43 metres measured in both directions at the junction of the upgraded vehicle access with Browns Lane shall thereafter be maintained at a height not exceeding 1 metre.

Reason: To ensure a safe and suitable means of access to the development for all users in the interests of highway safety in accordance with the objectives of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. The vehicle parking and manoeuvring areas shown on drawing no. 2327-067-008 'P4' shall be constructed and made available for use in accordance with the details approved pursuant to condition 7 of this permission before any of the cottages hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that satisfactory provision is made for vehicles to be parked clear of the highway of Browns Lane, to avoid obstruction of Browns Lane to passing traffic and to allow vehicles to enter and exit the site in forward gear in the interests of highway safety in accordance with the objectives of Fylde Local Plan to 2032 policies T5 and GD7 and the National Planning Policy Framework.

11. None of the cottages hereby approved shall be occupied until a scheme for the siting, layout, height, design, materials and finish of barriers and/or any other means of enclosure to prevent vehicle access to the communal "Courtyard Area" identified on drawing no. 2327-067-008 'P4' has been submitted to and approved in writing by the Local Planning Authority. The barriers and/or enclosures shall be installed in accordance with the duly approved scheme before any of the cottages hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that measures are put in place to prevent inappropriate vehicle access within the Courtyard Area which is shown to be accessible by pedestrians only in order to secure the exclusive use of this shared space by pedestrians in the interests of the safety and amenity of future occupiers of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

12. Before any of the cottages hereby approved are first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with the extent and principles of soft landscaping indicated on drawing no. 2327-067-008 'P4' and shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the cottages are first occupied 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 compensate for the loss of existing planting within the site and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

13. No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees identified as being retained on drawing no. TCP/4322/Y/300. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and shall

be installed in the positions indicated by a solid green line on drawing no. TCP/4322/Y/300. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to the affected area of the site.

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 order to safeguard existing natural assets at the site in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

14. With the exception of the single specimen identified on drawing no. TCP/4322/Y/300, no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the number, size, species, siting, planting distances/densities and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the local planning authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority and any replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

15. None of the cottages hereby approved shall be first occupied until details of the height, design, materials and finish of all boundary treatments within the development (the siting of which are shown on drawing no. 2327-067-008 'P4') have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before each associated cottage is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

16. No development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a) Separate systems for the disposal of foul and surface water;
- b) Details of the siting, size, capacity, design and operation of any sewage treatment plant(s);
- c) An investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- d) Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development run-off rate reduces discharge to greenfield run-off rates (including an appropriate

- allowance for climate change);
- e) Details of the size, siting and design of any necessary flow attenuation measures, including the use of Sustainable Drainage Systems where practical; and
- f) Details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the cottages hereby approved are first occupied, and shall be managed and maintained as such thereafter.

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

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

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

18. None of the cottages hereby approved shall be occupied until a Biodiversity Enhancement Plan (BEP) for the development has been submitted to and approved in writing by the Local Planning Authority. The BEP shall include the incorporation of the following biodiversity enhancement measures (including details of their number, location and specification) into the development and a timetable for their provision:

- a) The installation of bat boxes.
- b) The installation of bird boxes.
- c) The introduction of native tree planting as part of the soft landscaping scheme required by condition 12 of this permission.

The duly approved BEP shall thereafter be implemented in full accordance with the details and timetable contained therein.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

19. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) Hours of work for site preparation, delivery of materials and construction;
- b) Arrangements for the parking of vehicles for site operatives and visitors off the highway of Browns Lane;
- c) Details of areas designated for the loading, unloading and storage of plant and materials;
- d) Arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;

- e) Times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
- g) Measures to control the emission of dust and dirt during construction;

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order following the revocation and re-enactment thereof, with or without modification), no development permitted in Schedule 2, Part 1, Classes A, AA, B, C and E shall be carried out to any of the cottages hereby approved.

Reason: The development has been permitted within the Area of Separation on the basis that the proposed change of use would have no greater impact on the function and purposes of designating land within the Area of Separation in comparison to the existing use. Accordingly, it is necessary to withdraw those permitted development rights that would otherwise allow the construction of large extensions, alterations to roof space and/or the erection of large outbuildings within the curtilages of the cottages in order to ensure that such development would not undermine the function and purposes of the Area of Separation in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and H7.

Informative notes:

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

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

2. **Bats:**

Whilst the buildings to be converted have been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed as a protected species license may be required.

Item Number: 3

Application Reference:	21/0661	Type of Application:	Variation of Condition
Applicant:	Mr Lancaster	Agent :	HPA Chartered Architects
Location:	DONKEY CREEK FARM CARAVAN PARK, NAZE LANE EAST, FRECKLETON, PRESTON, PR4 1UN		
Proposal:	VARIATION OF CONDITION 8 OF PLANNING PERMISSION 19/0170 TO PERMIT SEASONAL SITING OF TOURING CARAVANS ON THE WHOLE OF PHASE 2 PART OF SITE BETWEEN 1ST MARCH AND 7TH JANUARY THE FOLLOWING YEAR, AND STORAGE OF TOURING CARAVANS ON PITCHES 54-75 ONLY (SOUTH PART OF PHASE 2 SITE) THROUGHOUT THE YEAR.		

Decision

Variation of Condition :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. 2064-002 REV. A
- Proposed Site Layout Plan - Drawing no. 2064-020 REV. F
- Proposed Drainage Layout Plan - Drawing no. 2064-021 REV. F
- Proposed Drainage Details - Drawing no. 2064-030 REV. A
- Proposed permeable hardstanding Plans - Drawing no. 2064-30 REV. A
- Proposed Glamping pod and shower pod floor and Elevation plans - Drawing no. 2064-023 REV. A

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

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

2. The finished materials of construction of the glamping pods and the facilities building shall be as shown on drawing no.s 2064-023 REV. A listed in condition no. 1 of this permission; thereafter those agreed materials shall be retained unless any modifications or substitutions of the agreed materials is agreed with the Local Planning Authority in writing prior to any substitution.

Reason: In the interests of visual amenity in a countryside area, in accordance with Policies GD4 and GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

3. The caravan site hereby approved shall be laid out only in as shown on drawing no. 2064-20 Revision F as listed in condition no. 1 of this planning permission.

Reason: To define the permission and layout of the site in the interests of clarity and the character and visual amenity of the area. In accordance with Policies GD4, GD7, ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. The proposed toilet block building hereby approved shall be used only for uses incidental to the use as a caravan site and not for any other purpose.

Reason: To avoid any operation in a countryside area which would not normally be permitted. In accordance with Policies GD4, GD7, ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

5. The warden's accommodation shall be sited as indicated on drawing no. 2064-20 REV. F, shall comprise of a single static caravan, and shall only be occupied by persons employed in the on-site management of the touring caravan park and their dependant', and shall not at any time be occupied by any other persons.

Reasons: In the interests of visual amenity in this countryside location, in accordance with Policies GD4, GD7, contained in the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. That the site area hereby approved shall be used to provide pitches for touring holiday caravan use only, with no vehicle, motorhome, caravan, or other form of accommodation (other than the Warden's caravan) occupied as a person's permanent, sole or main place of residence.

Reason: To ensure that the site operates as a touring caravan site only in accordance with Policies GD7 and ENV1 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

7. The pitches hereby approved shall only be available for use as follows:

- All pitches covered by this planning permission (pitches 38-75 inclusive on drawing 2064-020 Rev F) shall be available for seasonal holiday use by any vehicle, motorhome, caravan or other form of accommodation during the period of 1 March to 7 January the following year
- Pitches numbered 54-75 inclusive shall also be available for seasonal holiday use by any vehicle, motorhome, caravan or other form of accommodation and for the storage of such accommodation during the period of 8 January to 28/29 February in any year
- Pitches numbered 38-53 inclusive shall be vacant and so not be occupied by any vehicle, motorhome, caravan or other form of accommodation during the period of 8 January to 28/29 February in any year

Reasons: To limit the area where touring caravans can be sited during winter months where the natural vegetation screening them from public vantage points is likely to be reduced, and so to reduce the impact of the use on the rural character of the surrounding area in accordance with Policies GD7 and ENV1 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

8. Soft and hard landscaping of the site shall be carried out and preserved in accordance with the details identified in Harrison Pitt Architects drawing no. 2064-020 Revision F. 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 as set out in the decision to condition discharge application 20/0270 but shall be undertaken no later than the next available planting season following the completion of the development of the site.

Reasons: To enhance the quality of the development in the interests of the amenities of the locality, in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

9. 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.

Reasons: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

10. The approved drainage scheme as shown on condition discharge decision 20/0270 shall be implemented in accordance with the approved details prior to first use of the site for holiday purposes. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the final drainage designs are appropriate following detailed design investigation, to ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development. In accordance with Policies GD7, CL1 and CL2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

11. The approved foul drainage scheme for the site as set out in the decision to condition discharge application 20/0270 shall be implemented during the development of the site and made operational prior to its first use as a holiday site.

Reason: To ensure that the final drainage designs are appropriate and will prevent no flood risk or potential for contamination in accordance with policies GD7, CL1 and CL2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

12. No removal of or works to any trees, shrubs or hedges shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason: In compliance with the Wildlife and Countryside Act 1981 (as amended) and Policy ENV2 of the Fylde Borough Plan to 2032 and the National Planning Policy Framework.

13. 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.

Reasons: To ensure the protection of Great Crested Newts and other amphibians under the EC Habitats Directive and Schedule 2 of the Conservation (natural habitats) Regulations 2011 and Schedule 5 of the Wildlife and Countryside Act 1981 and in accordance with Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

14. The 'visitors pack' as approved under condition discharge application 20/0270 shall be distributed to all visitors to the site on arrival, and made available at all times. This pack is designed to highlight the location and extent of the Ribble Estuary to the site, the statutory

protections that this area benefits from, the implications for these to users of the site due to the sensitivity of the Estuary and its wildlife to recreational disturbance, and the availability of alternative recreational opportunities in the vicinity.

Reason: In the interests of the protection of the special designated sites in accordance with Policies ENV1 and ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

Item Number: 4

Application Reference:	21/0685	Type of Application:	Full Planning Permission
Applicant:	Corbenyah Properties Limited	Agent :	WBD
Location:	FORMER JR TAYLOR PREMISES, 4-12 GARDEN STREET, LYTHAM ST ANNES, FY8 2AA		
Proposal:	CHANGE OF USE OF BUILDING FROM RETAIL (USE CLASS E(A)) AND OFFICES (USE CLASS E(G)(I)) TO A MIXED USE COMPRISING A SPA (USE CLASS SUI GENERIS) AT BASEMENT LEVEL; A RESTAURANT AND BAR (USE CLASSES E(B) AND SUI GENERIS) AT GROUND FLOOR; MEDICAL TREATMENT AND MASSAGE ROOMS (USE CLASSES E(E) AND SUI GENERIS) AT FIRST FLOOR; A FOUR SUITE HOTEL (USE CLASS C1) AT SECOND FLOOR; AND ROOF TOP BAR (USE CLASS SUI GENERIS) AT THIRD FLOOR, INLCUDING THE FOLLOWING EXTERNAL ALTERATIONS: 1) INSTALLATION OF GLAZED ENCLOSURE AND THIRD FLOOR EXTENSION TO CORNER TURRET; 2) REPLACEMENT OF EXISITNG HIPPED ROOF WITH GLAZED FLAT ROOF AND CURVED CANOPY TO ROOF TOP BAR; 3) ALTERATIONS TO EXISTING GROUND FLOOR EXTENSION, SHOP FRONT AND CANOPY TO CREATE NEW ENTRANCES; 4) FORMATION OF FIRST AND SECOND FLOOR BALCONIES TO SIDE ELEVATION; 5) REPLACEMENT OF FIRST FLOOR TIMBER WINDOWS ON FRONT, SIDE AND REAR ELEVATIONS WITH UPVC WINDOWS; 6) BLOCKING UP OF EXISTING WINDOWS AND PARTIAL OVERCLADDING OF EXTERNAL WALL TO REAR ELEVATION; 7) CONSTRUCTION OF ROOF-LEVEL ACOUSTIC PLANT ENCLOSURE; AND 8) CREATION OF BIN STORE TO REAR		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This consent relates to the following details:

Approved plans:

- Location and Existing Site Plan - 104 00120 rev B.
- Proposed basement, Ground & First Floor plans - 202 00120 rev A.
- Proposed second, third Floor Plan - 203 00120 rev A.
- Proposed elevations - 204 00120 rev C.
- Existing and proposed roof plan - 205 00120 rev B.

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

3. Notwithstanding any details shown on the approved plans listed in condition 2 of this permission, no windows or doors shall be installed in either the Garden Street facing elevation or the St Annes Street West facing elevation until details of their design, materials, finishes, colour treatment, reveals, thickness of frame and glazing bars, glazing bar arrangement and opening profile have first been submitted to and approved in writing by the Local Planning Authority.

The windows and doors introduced to these elevations shall thereafter be installed in full accordance with the duly approved details and shall be retained as such thereafter.

Reason: To ensure that these critical elements of the external appearance of the building are constructed of a material and have design details and opening styles that are sympathetic to the host building and its contribution to the street scene and the conservation area. This is to accord with Policy GD7 of the Fylde Local Plan to 2032, Policy DH1 of the St Annes on the Sea Neighbourhood Plan, and the National Planning Policy Framework.

4. Prior to commencement of the development hereby approved, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: -

- a) Confirmation of construction hours to be 08:00-18:00 Monday to Friday, 09:00-13:00 Saturday, with no on site works Sundays or Bank Holidays.
- b) The location of areas to be used for the parking of vehicles of site operatives and visitors during construction
- c) Hours of delivery and the location of loading and unloading of plant and materials.
- d) Location for the storage of plant and materials used in constructing the development.
- e) Location of the provision of any portacabins on the site.
- f) Design and routeing of the erection and maintenance of security hoarding.
- g) Confirmation of any periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
- h) Routes to be used by vehicles carrying plant and materials to and from the site.
- i) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- j) The location and operation of wheel wash facilities or other arrangements to prevent mud and debris from the site accessing the surrounding roads

- k) Measures to control noise, dust and vibration.

The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032, Policy E1 of the St Annes on the Sea Neighbourhood Plan, and the National Planning Policy Framework.

- 5. Prior to the implementation of any system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours is required in connection with the development hereby approved, a scheme including the following details of that system(s) shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall take into consideration the conclusions and recommendations as detailed within the submitted Noise Assessment (Miller Goodall, 102674-NA-R01, 18/10/2021) and Odour Assessment (Miller Goodall, 102674, 11/10/2021).
 - a) The siting, design and finish (including colour treatment) of any external plant and/or flue(s);
 - b) Measures to attenuate noise and minimise vibration arising from its operation;
 - c) Measures for the treatment and filtration of cooking odours;
 - d) Manufacturer's operating instructions; and
 - e) A programme of equipment servicing/maintenance.

The system(s) for mechanical ventilation, refrigeration, air conditioning and/or the extraction and filtration of cooking odours shall be installed in full accordance with the duly approved scheme and the equipment shall thereafter be operated, maintained and where necessary repaired in accordance with the manufacturer's instructions and programme of equipment servicing/maintenance.

Reason: In order to control noise and odour emissions from the development in the interests of safeguarding the amenity of neighbouring occupiers, and to ensure that any ventilation flues/ducting can be accommodated without detriment to the character and appearance of the host building and surrounding area in accordance with Policy GD7 of the Fylde Local Plan to 2032, Policy E1 of the St Annes on the Sea Neighbourhood Plan, and the National Planning Policy Framework.

- 6. Prior to the installation of any external lighting on the building itself or to illuminate its facade, details of the lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
 - a) Position and height on the building of any lighting.
 - b) The expected spillage, luminance and angle of installation.
 - c) Design and scope of any shields or hoods to be fixed to the lights to direct the lighting and restrict spillage

Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 7. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, external cladding to the rear elevation of the building as per drawing reference 204 00120 rev C shall not be installed until samples or full details of the

cladding has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

The development shall thereafter be implemented in accordance with the duly approved materials.

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

8. The ground floor 'Holding Bar' and 'Roof Top Bar' as detailed on drawing numbers 202 00120 rev A and 203 00120 rev A, shall only be open to customers between the hours of:

12.00 - 02.00 Friday and Saturdays.

12.00 hours and 01:00 hours Sunday to Thursday.

and

amplified music or other amplified entertainment performed within the premises shall only take place between the hours of 12:00 hours and 23.00 hours on any day.

The windows, doors and retractable roof of the 'Roof Top Bar' as detailed on drawing number 203 00120 rev A, shall remain closed whilst any live or amplified music or other amplified entertainment above the background noise level is being played from within the Roof Top Bar.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area, in accordance with Policy GD7 of the Fylde Local Plan to 2032, Policy E1 of the St Annes on the Sea Neighbourhood Plan, and the National Planning Policy Framework.

Informative notes:

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

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

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problem.

Item Number: 5

Application Reference:	21/0694	Type of Application:	Full Planning Permission
Applicant:	Mr Pete Marquis	Agent :	Strategic Development
Location:	WESTWYNDE, CLIFTON LANE, NEWTON WITH CLIFTON, PRESTON, PR4 0YE		
Proposal:	RETROSPECTIVE APPLICATION FOR ERECTION OF SINGLE STOREY BUILDING TO REAR TO PROVIDE STORAGE FOR PRIVATE MOTOR VEHICLE COLLECTION AND EXTENDED DONKEY SHELTER, ERECTION OF BRIDGE TO LAKE ISLAND, AND ERECTION OF SUMMER HOUSE ON ISLAND		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. LP146/21 REV. A
- Proposed Site Plan - Drawing no. LPMV146/21 REV. A
- Bridge and Summerhouse plans - Drawing no. PSHB146/21 REV. A
- Storage Building Elevations - Drawing no. P146/21 REV. A
- Storage Building Plans - Drawing no. P146/21 REV. A

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

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

2. The storage building hereby approved shall be used for the private vehicle storage requirements of the occupier of Westwynde, Clifton Lane, Newton only, and shall not be used for any other purposes including the storage of commercial vehicles, the service/repair of vehicles on a private or commercial basis, or any other commercial activity.

Reason: To limit the scale of the use and so prevent the potential for an intensification of the use which could give rise to harmful effects in terms of traffic generation and could be harmful to the open character of the countryside and the amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and GD7, and the National Planning Policy Framework.

3. The donkey shelter hereby approved shall be for purposes associated with the keeping of donkeys or other such animals as a private hobby use only and shall not be used for any commercial purpose, including as a livery business.

Reason: To limit the potential for any significant increase in additional vehicle movements and traffic generation associated with the use due to the limited capacity of the site access to accommodate increased vehicular traffic in the interests of highway safety in accordance with Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. The summerhouse and its associated access bridge shall only be utilised for purposes which are incidental to the residential occupation of the dwelling at Westwynde, Clifton Lane, Newton and shall not be sold, sublet or otherwise occupied independently of the main dwelling.

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to ensure that the development strategy of the development plan is respected in accordance with the requirements of policies GD4 and GD7 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

Informative notes:

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

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

Item Number: 6

Application Reference:	21/0747	Type of Application:	Full Planning Permission
Applicant:	Wareing Buildings Ltd	Agent :	Acland Bracewell
Location:	WAREINGS, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RJ		
Proposal:	ERECTION OF EXTENSION TO EXISTING FABRICATION SHOP		

Decision

The decision to grant planning permission is delegated to the Head of Planning and Housing. He is to either:

- grant planning permission subject to the conditions and reasons set out below, or
- grant planning permission subject to the conditions and reasons set out below including any revisions to the conditions that deal with matters of drainage following consideration of any additional drainage arrangements presented by the applicant, and any consultee comments received on those drainage arrangements.

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan – Drawing no. 604.157.001
- Proposed Site Plan – Drawing no. X604.157.001 REV A
- Existing and Proposed Elevations – Drawing no. X604.157.001.PL03
- Proposed Floor Plan – Drawing no. X604.157.001.PL02 REV A
- Proposed Site Block Plan – Drawing no. X604.157.002 REV B
- Proposed External Lighting – Drawing no. 021.58.EPP01 REV P1
- Surface Water Drainage Plan – Drawing no. X604/157/004 REV A

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

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

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

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

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used for purposes within Class B2 and / or Class B8 and for no other purpose (including any use falling within Class E of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: To ensure that the future use of the premises is limited to one which is appropriate for the site given the nature of the existing use on site, the safe operation of that use, and to confirm the adequacy of the parking arrangements in accordance with the requirements of policies GD7, EC1 and T5 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on the landscaping drawing listed in condition 2 shall be carried out during the first planting season following the first use of the building hereby approved.

The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with good arboricultural practice with any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local

Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

6. The vehicle parking, servicing and manoeuvring areas indicated on the site plan listed in condition 2 shall be laid out and made available for use in accordance with the details on that plan shall remain available for their respective purposes whenever the building hereby approved is utilised for employment purposes.

Reason: To ensure that adequate provision for vehicle parking, servicing and manoeuvring, is retained to accommodate the needs of the business operating on site and so avoid any potential off-site parking in the interests of highway safety and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

7. No above ground works of development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:

- a) Separate systems for the disposal of foul and surface water.
- b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- e) Flood water exceedance routes, both on and off site.
- f) Details of water quality controls, where applicable.
- g) A timetable for implementation, including phasing as applicable.
- h) Details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker

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

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

8. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
- Those details shall include for each phase, as a minimum:
- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the local planning authority.
 - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.
- The development shall be constructed in accordance with the approved details.
- Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere as required by Policy CL1 of the Fylde Local Plan to 2032 and the NPPF.
9. The extension hereby approved shall not be first used for its intended employment purposed until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.
- The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.
- Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
- Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

Informative notes:

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

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

 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to

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

Item Number: 7

Application Reference:	21/0752	Type of Application:	Full Planning Permission
Applicant:	LNT Care Developments	Agent :	Mr Thorpe
Location:	WESHAM PARK HOSPITAL, DERBY ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3AL		
Proposal:	ERECTION OF A TWO STOREY 66-BED RESIDENTIAL CARE HOME FOR OLDER PEOPLE (USE CLASS C2) WITH ASSOCIATED PARKING, LANDSCAPING AND COMMUNAL FACILITIES		

Decision

The decision to grant planning permission is delegated to the Head of Planning and Housing. He is to grant planning permission subject to the list of conditions and reasons below (including any revisions, deletions or additions to these that he believes are appropriate) on satisfactory completion of a planning obligation which secures:

- a financial contribution of £16,347 towards the provisions of a new health care centre in the vicinity of the site; and
- an appropriate contribution towards the monitoring of compliance with the requirements of the obligation.

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan drawing reference: PR4 3AL-A-01rev A
- Proposed site plan drawing reference: PR4 3AL-A-03 rev A
- Proposed floor plan drawing reference: PR4 3AL-A-04 rev A
- Proposed elevations drawing reference: PR4 3AL-A-05 rev A

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

3. There shall be no removal of tree T26 as identified in the Ecological Assessment Report (Tyler Grange ref. 12155_R04), until the Local Planning Authority has been provided with one of the following, and has confirmed in writing that it addresses the relevant legislation and policy requirements:

a) A license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead, or,

b) A statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license.

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

4. Notwithstanding any details shown on the approved plans, prior to any works above slab level, a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the soft landscaping principles indicated on drawing:

- Proposed site plan drawing reference: PR4 3AL-A-03 rev A

and include additional tree planting adjacent to Wesham Park Road, whilst ensuring retention of all trees identified on drawing:

- Tree Retention and Removal Plan drawing reference number 12155_P04 (Arboricultural Assessment, Tyler Grange, 26/070/2021)

The soft landscaping scheme shall confirm the type, species, siting, planting distances and the programme of planting.

The duly approved landscaping scheme shall be implemented in accordance with the approved details and 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 Policies GD7 and ENV1 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

5. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with the Drainage Strategy detailed on drawing:

- Drainage Strategy (drawing ref: WPDQ-BSP-ZZ-00-DR-C-SK240 rev P03, BSP consulting).
- Drainage Statement (LNT Care Developments, August 2021).

For the avoidance of doubt surface water must drain at the restricted rate of 16.2 l/s.

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

the National Planning Policy Framework.

6. Prior to occupation of the development hereby approved, a Surface Water Verification Report and Operation and Maintenance Plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme discharged by condition 4 (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that agreed surface water design is implemented so that the development is not at risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

7. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, construction of the development hereby approved shall be undertaken in accordance with the Construction Method Statement (ref: LNT Care Developments, October 2021) and site setup drawing (ref: B-07).

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

8. Notwithstanding the submitted details, prior to any works above slab level, confirmation of the external construction materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in construction of the development.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

9. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with the finished levels as detailed on drawing:

- Proposed site plan drawing reference: PR4 3AL-A-03 rev B.

Reason: In order to ensure a satisfactory relationship between the care home and its surroundings (including buildings and the street scene), in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

10. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the bin store and PV battery store hereby approved shall be constructed in accordance with details indicated on drawing:

- Bin Store Details drawing reference: SDL-033A.
- PV Battery Housing drawing reference: PVH-01.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

11. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the site boundary treatments shall be constructed in accordance with details indicated on drawing:

- Proposed site plan drawing reference: PR4 3AL-A-03 rev A

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

12. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the trees or shrubs 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: To ensure that the development does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

13. The development hereby approved shall be implemented in accordance with the conclusions and recommendations of the Geoenvironmental Appraisal (ref: calabrian, 7132/1, July 2021).

If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) A survey of the extent, scale and nature of contamination;
- b) 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; and

- archaeological sites and ancient monuments.
 -
- c) An appraisal of any remedial options required and a 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 buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

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

Reason: To ensure that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

15. Prior to installation of the vehicular access arrangement, a detailed vehicular access design shall be submitted to and approved in writing by the Local Planning Authority. The submitted access scheme shall accord with drawing PR4 3AL-A-03 rev A and make provision of drop kerb arrangement to facilitate the crossing over the access by pedestrians.

The approved access design, as well as the pedestrian access points, car parking (including disabled spaces and electric vehicle charging bays), covered cycle store and vehicular manoeuvring areas as detailed on drawing PR4 3AL-A-03 rev A must be made available for use prior to first occupation of the development.

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

16. The approved renewable energy technologies, including roof mounted photovoltaic cells and ground source heating, as detailed in the submitted Sustainability Statement (LNT Care Developments, August 2021) shall be implemented and made available for use prior to occupation of the development hereby approved.

Reason: In the interests of sustainable development and contribution toward reduction of greenhouse gas emissions, in accordance with Policies GD7 and CL3 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

17. The Travel Plan (ref: Transport Statement and Travel Plan, LNT Care Developments, August 2021) shall be implemented in accordance with the approved details and timetable contained therein for duration of the development hereby approved.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Local Plan to 2032 policy T4 and the National Planning Policy Framework.

18. Once the development is operational, deliveries to or from the site, and, refuse collection from the site shall only take place between the hours of 07:00 - 21:00 Monday to Sunday.

Reason: In order to ensure a satisfactory relationship between the care home and its surroundings (including buildings and the street scene), in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay demonstrated on drawing:

- Vehicle tracking drawing reference PR4 3AL-A-07

shall be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: In the interests of highway safety to ensure appropriate visibility of oncoming traffic and pedestrians when vehicles are exiting the site in accordance with Policy GD7 of the Fylde Local Plan to 2032 (adopted 22/10/2018) and the National Planning Policy Framework.

20. The development hereby approved shall be occupied only by residents aged 55 years or over.

Reason: To ensure that the development operates as specialist accommodation for the elderly, in accordance with Policy H2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

21. Notwithstanding the provisions of Schedule 2, Part 3 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 premises shall be used as an elderly care home only with room use limited to that as indicated on the approved floor plan drawings (ref: PR4 3AL-A-04 rev A) , and for no other purpose (including any other uses falling within class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order.

Reason: To ensure that the use of the premises remains compatible with the character of surrounding uses, to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

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

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

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems.
2. Providing advice to the applicant/agent during the course of the application on potential

- problems and possible solutions.
3. Securing revised plans during the course of the application which have overcome initial problems.
2. **Invasive Species Note**

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Certain species of Cotoneaster are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Item Number: 8

Application Reference:	21/0834	Type of Application:	Full Planning Permission
Applicant:	Pete Marquis Developments	Agent :	Strategic Developments
Location:	STANLEY LODGE FARM, SALWICK ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SN		
Proposal:	FORMATION OF GATED FIELD ACCESS ONTO SALWICK ROAD INCLUDING ASSOCIATED HARDSTANDING AND 1.4 METRE HIGH FENCING - RETROSPECTIVE APPLICATION		

Decision

The decision to grant planning permission is delegated to the Head of Planning and Housing. He is to grant planning permission subject to the list of conditions and reasons below (including any revisions, deletions or additions to these that he believes are appropriate) following:

1. The receipt of a revised plan that correctly identifies the location of the access gate to which the application relates;
2. The undertaking of statutory publicity requirements on the application with that corrected plan;
3. The consideration of any comments that are received in response to that publicity; and
4. The amendment of condition 1 below to reflect the revised plan

Conditions and Reasons

1. This permission relates to the following plans:
 - Location Plan - Drawing no. 1927_LOC Rev B
 - Proposed Site Plan % Elevation - Drawing no. 1927_100 Rev A

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials

detailed on the application form and / or approved plans listed in condition 1 to this planning permission.

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

3. That no later than the end of the next available planting season (Oct 2021 - Feb 2022) a native species hedge shall be formed to both sides of the gate to ensure that there is a continuous hedge boundary between Salwick Road and the field gate. This hedge shall be planted with native hedging species at no less than 450mm centres, and shall be maintained and retained as a hedge at all times thereafter.

Reason: To provide a continuous and appropriately rural boundary to the site to preserve the rural character of the area as required by Policy GD4, Policy GD7 and Policy ENV1 of the Fylde Local Plan to 2032.

Informative notes:

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

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

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems