



MINUTES

Planning Committee

Date:	Wednesday, 3 July 2019
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Julie Brickles, Alan Clayton, Chris Dixon, Kiran Mulholland, Jayne Nixon, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Mark Evans, Andrew Stell, Kieran Birch, Ian Curtis, Paul Drinnan, Clare Lord, Lyndsey Lacey- Simone, Celine Houghton.
Members of the Public:	Approx 9 members of the public were in attendance during the course of the day.

Public Speaking at the Planning Committee

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

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

There were no declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 12 June 2019 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council procedure rule 24:

Councillor Julie Brickles for Councillor Tim Armit.

Councillor Alan Clayton for Councillor Linda Nulty.

Decision Items

4. Planning matters

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

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

(Councillor Julie Brickles was not in attendance at the meeting during the voting on planning application no: 18/0881).

5. Local Lists of Heritage Assets Zones: Kirkham, Wesham, Singleton, Freckleton

The Chairman invited Paul Drinnan (Regeneration Manager) to present the report. In doing so, he provided a brief PowerPoint presentation on key elements of the Council's Built Heritage Strategy (formally approved in November 2015) with specific reference to the arrangements for dealing with local lists of heritage assets.

Members were advised that the locally listed assets across the nine zones in Lytham St Annes had previously been approved. The report sought approval for locally listed buildings in four zones: Kirkham, Wesham, Singleton, and Freckleton

Included as an appendix to the report was a schedule of buildings proposed for local listing within the four areas.

Following consideration of this matter it was RESOLVED:

(1) That with the exception of FR17 (Ravald House) the local list of buildings as set out within Schedule 1 (Appendix 1) contained within the four zones be approved and adopted.

(2) That authority be delegated to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.

(3) That the Vice-Chairman, Councillor Richard Redcliffe and Councillors Ray Thomas and Heather Speak be appointed to form part of the Project Board to assist, where appropriate, in the delivery of the local listing project.

Information Items

6. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 23 May and 21 June 2019.

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Planning Committee Minutes

03 July 2019

Item Number: 1

Application Reference:	18/0659	Type of Application:	Full Planning Permission
Applicant:	Melling	Agent :	Acland Bracewell Surveyors Ltd
Location:	GRANGE FARM, TREALES ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SQ		
Proposal:	INSTALLATION OF EARTH BANKED SLURRY LAGOON		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 18/0659/PL01
- Proposed floor and section plan - Drawing no.X706/158/002 REV. B

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

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

3. Prior to the first use of the lagoon the stock proof fencing shall be erected in the position and design as shown on drawing reference X706/158/002 REV. B and shall be of the height and design as shown in the cross sectional drawing and shall be maintained at all times thereafter.

Reason: To ensure safety and prevent unauthorised access to the lagoon and in accordance with the National Planning Policy Framework.

4. No clearance of any vegetation 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 vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the

duly approved methodology.

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

Informative notes:

1. 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
2. The applicant should be aware of Natural England's generic advice on natural environment issues.
3. The applicant should ensure that the development complies with The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

Item Number: 2

Application Reference:	18/0881	Type of Application:	Outline Planning Permission
Applicant:	ERRIGAL DEVELOPMENTS LIMITED	Agent :	MCK Associates Limited
Location:	LAND AT BLACKPOOL AIRPORT, SOUTHWEST OF AMY JOHNSON WAY, LYTHAM ST ANNES		
Proposal:	OUTLINE APPLICATION FOR EMPLOYMENT DEVELOPMENT COMPRISING UP TO 17 ENTERPRISE UNITS WITH A MAXIMUM COMBINED FLOORSPACE OF 2,474 SQUARE METRES (USE CLASSES B1, B2 AND B8) INCLUDING ASSOCIATED INFRASTRUCTURE, HARDSTANDING AND PARKING (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: - Granted

Conditions and Reasons

1. 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:- the layout, scale, appearance and landscaping of the development.

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

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

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.

3. The development hereby permitted shall be begun not later than 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.

4. This permission relates to the following plans:

Drawing no. 500 Rev C – Location plan.

Drawing no. 1000 Rev C – Overall site layout.

Drawing no. 1001 Rev C – Site layout – SME units.

Drawing no. D2957/02 Rev A – Proposed access plan.

Drawing no. 1010 – SME Units – Block A Plan & Elevations.

Except as provided for by other conditions to this permission, 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 it relates to the site area and the means of access to the development, and shall not exceed the maximum quantum of development for each of the permitted uses.

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.

5. 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 buildings hereby approved shall only be used for purposes falling within Classes B1, B2 and/or B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument amending or replacing that Order).

Reason: In order that the use of the buildings remains for employment purposes to ensure that the development continues to satisfy the objectives of the site's designation as an Enterprise Zone and that the uses remain compatible with the prevailing industrial character of surrounding uses in order to safeguard the amenity of future occupiers of the buildings in accordance with the requirements of Fylde Local Plan to 2032 policies EC4 and GD7, and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matter of scale pursuant to condition 1 of this permission shall ensure that none of the buildings exceed the maximum eaves and ridge heights indicated on drawing no. 1010.

Reason: To ensure that the development does not obstruct views of the runway at Blackpool Airport from the Air Traffic Control tower or interfere with aviation communication systems in the interests of aerodrome safeguarding in accordance with the requirements of Fylde Local Plan to 2032 policy T3 and the National Planning Policy Framework.

7. Any application which seeks approval for the reserved matter of layout pursuant to condition 1 of this permission shall include a scheme to mitigate the effects of jet efflux and rotor downwash associated with the touch down, lift off and manoeuvring of aircraft within the

concrete apron to the east of the site (located to the south of the adjacent 'J-MAX' building) on any buildings proposed to be located adjacent to this apron (e.g. within the area of those buildings presently labelled as units 5-9 inclusive on drawing no. 1000 Rev C). The scheme shall include the following details:

- a) The minimum separation distances to be achieved between the proposed buildings and the aircraft apron.
- b) The layout, siting, height, materials and design of any blast fencing to be erected between the proposed buildings and the aircraft apron.
- c) Any other mitigation measures required to reduce the effects of jet efflux and rotor downwash to an acceptable level.
- d) An assessment to demonstrate how the proposed mitigation measures have been devised and why they would be effective in reducing the effects of jet efflux and rotor downwash to an acceptable level.

The development shall thereafter be carried out in full accordance with the details in the duly approved scheme and the mitigation measures shall be implemented before any of the buildings hereby approved are first occupied.

Reason: In order that appropriate measures are put in place to avoid future occupiers of the proposed buildings being subjected to unacceptable levels of nuisance and disturbance arising from jet efflux and rotor downwash associated with the touch down, lift off and manoeuvring of aircraft within the concrete apron at J-MAX, to ensure that the new development can be integrated effectively with existing businesses through effective mitigation and to secure an acceptable design for any mitigation measures in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. None of the buildings hereby approved shall be first occupied until a scheme for the installation of any external lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details of the external lighting:

- a) Its position and height on the building(s) and/or site;
- b) Its spillage (illustrated through the submission of a lighting contour plan), luminance and angle of installation;
- c) Any hoods to be fixed to the lights.
- d) Any external lighting should be of a flat glass, full cut-off design, horizontally mounted to prevent light spill above the horizontal and angled away from the sight line of the Air Traffic Control tower at Blackpool Airport.

All external lighting erected on the building(s) and external areas of the site shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting installed at the site does not cause a nuisance to surrounding occupiers and to minimise the risk of lighting dazzling pilots of aircraft and causing glare for air traffic controllers at Blackpool Airport in the interests of aerodrome safeguarding in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T3, and the National Planning Policy Framework.

9. If any equipment used in the construction of the development (e.g. tower cranes, piling rigs etc.) will exceed the maximum height of any of the buildings hereby approved, then a scheme for the siting and operation of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior its use on site. The scheme shall include the following details:

- a) The positioning of the equipment on the site (including OSBG grid coordinates to 6 figures each of Eastings and Northings).
- b) The equipment's height above ordnance datum.

- c) The dates that the equipment will be located on site.
- d) Emergency contact numbers for the equipment operator and site manager.
- e) Confirmation that the equipment will be operated in accordance with BS 7121 and Civil Aviation Authority Advice Note 4 'Cranes & Other Construction Issues'.

The development shall thereafter be implemented in full accordance with the details in the duly approved scheme.

Reason: In order to ensure that construction operations associated with the development do not pose any unacceptable risk to aerodrome safeguarding at Blackpool Airport in accordance with the requirements of Fylde Local Plan to 2032 policy T3 and the National Planning Policy Framework.

10. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a scheme for the incorporation of the biodiversity enhancement measures detailed in section 5.4 of the 'Ecology Survey and Assessment' by ERAP (document reference 2018-401, dated January 2019) into the development. The biodiversity enhancement measures shall be implemented in accordance with the duly approved scheme before any of the buildings hereby approved are first occupied, and shall be retained as such thereafter.

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.

11. No above ground works shall take place until a scheme for the design and construction of the site access (the layout of which is shown on drawing no. D2957/02) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 4.5 metres x 43 metres in both directions at the junction of the site access with Amy Johnson Way. The site access shall be constructed in accordance with the duly approved scheme and made available for use before any of the buildings hereby approved are first occupied. 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) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site 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.

12. No above ground works shall take place until a scheme for the design, construction and drainage of all new internal access roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the first 35 metres of the access road into the site (measured from the junction with Amy Johnson Way) to be constructed to a standard that is capable of adoption by the Local Highway Authority and shall include details for:
 - a. The removal of any existing gates within the area that is to be constructed to an adoptable standard;
 - b. The erection of any new and/or re-located access gates outside the area mentioned in (a);
 - c. Engineering drawings showing the construction specification of all roads and footways;
 - d. The installation of street lighting;
 - e. Alterations to areas of existing planting and/or landscaping; and
 - f. The siting of dropped kerbs and tactile paving.

All internal access roads and associated footways shall be constructed in accordance with the

duly approved scheme before any of the buildings to be served by that road are first occupied.

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 vehicle access, circulation and manoeuvring 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

13. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options in the Planning Practice Guidance, including evidence of an assessment of existing site conditions, and shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. 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) 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) Measures to ensure that the post-development surface water run-off rate will not exceed the pre-development green field run-off rate.
 - e) 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).
 - f) Flood water exceedance routes, both on and off site.
 - g) Details of water quality controls, where applicable.
 - h) A timetable for implementation, including phasing as applicable.

The duly approved scheme shall be implemented before any of the buildings hereby approved 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.

14. None of the buildings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 13 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:
- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
 - b) Arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as: (i) on-going inspections relating to performance and asset condition assessments; (ii) operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and (iii) any other

arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

- c) Means of access and easements for maintenance purposes;
- d) A timetable for implementation.

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

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

15. 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.

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. With reference to the requirements of condition 9 of this permission, the applicant is advised that, at least 28 days before commencement of the development, the developer must contact the Operations Team, Blackpool International Airport, Squires Gate Lane, Blackpool, FY4 2QY (Tel: 01253 472527 or by email to safeguarding@blackpoolairport.com) if any equipment to be used during construction will

exceed the maximum height of the finished development. Notification of the equipment should include all the details set out in condition 9.

Item Number: 3

Application Reference:	19/0123	Type of Application:	Full Planning Permission
Applicant:	GORST ESTATES	Agent :	CFM Consultants Ltd
Location:	LAND AT GORST FARM, LODGE LANE, ELSWICK, PRESTON, PR4 3YH		
Proposal:	ERECTION OF 3 NO DETACHED DWELLINGS WITH ASSOCIATED GARAGES, ACCESS, EXTENSION TO PEDESTRIAN FOOTWAY, ERECTION OF DOUBLE GARAGE FOR FARMHOUSE AND REINSTATEMENT OF FORMER FARMYARD AREA TO GRASSLAND		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. GE/04546/001
- Proposed Site Plan - Drawing no. GE/04546/003 REV. A & GE/04546/005 REV. B
- Proposed road layout - Drawing no. GE/04546/006 REV. B
- Proposed floor and elevation plans plot 1 & 2 - Drawing no. GE/04546/009
- Proposed floor and elevation plans (garage) Plots 1 & 2 - Drawing no. GE/04546/012
- Proposed floor and elevation plans Plot 3 - Drawing no. GE/04546/010
- Proposed floor and elevation plans (garage) Plot 3 - Drawing no. GE/04546/013
- Proposed floor and elevation plan farm house (garage) - Drawing no. GE/04546/011
- Proposed access plan - Drawing no. GE/04546/007

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

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

3. Prior to the commencement of development details of the materials of construction for the dwellings hereby approved and the design and materials of the windows shall be submitted to the Local Planning Authority, supported by samples where necessary and approved in writing. Thereafter only those approved materials shall be used in the development unless otherwise

agreed in writing with the authority.

Reason: In the interests of visual amenity and character of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. No development hereby permitted shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into the existing foul /combined sewerage systems. The development shall be completed, retained and managed in accordance with the approved details.

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

5. Prior to the commencement of any development a scheme and programme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the creation of two ponds, installation of a livestock proof fence around pond habitats, details of the means of enclosures around dwellings, hard surfacing materials, refuse receptacles and storage areas, lighting and services (as applicable). Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and shall include the provision of native aquatic plants to pond habitats, the use of native tree and shrub species such as Oak (*Quercus* sp.), Alder (*Alnus glutinosa*), Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Elder (*Sambucus nigra*), Rowan (*Sorbus aucuparia*), Bird Cherry (*Prunus padus*) and Crab Apple (*Malus sylvestris*) which shall be submitted with an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality and in the interest of biodiversity in the area in accordance with Policies GD4, GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework

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

Reason: To enhance the quality of the development in the interests of the amenities of the locality and in the interest of biodiversity in the area in accordance with Policies GD4, GD7,

ENV1 and ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

7. The development shall be undertaken in accordance with the 'Great Crested Newt / Ecological Mitigation Strategy March 2019, [ERAP (Consultant Ecologists) Ltd ref: 2019-078] as submitted with the application.

Reason: In order to avoid impacts on protected species as Great Crested Newts are protected under the Wildlife and Countryside Act 1981 (as amended) and in accordance with Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

8. Prior to commencement of development a long-term Habitat Management Plan for Great Crested Newt and their habitat shall be prepared and agreed in writing with the Local Planning Authority. The Plan shall include details of operations such as grazing the land and cutting regimes, management of tree and shrub planting, pond management (such as removal of self-seeded trees and control of Bulrush) and general site maintenance. The agreed plan shall be implemented and thereafter retained and maintained.

Reason: To ensure the habitats at the site (outside of the private property curtilages) is managed in accordance with conservation objectives for great crested newts and for biodiversity in general in accordance with Policy EN2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

9. No clearance of any vegetation 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 vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

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

10. Prior to first occupation of the dwellings hereby approved a 'Home Owner's Advisory Leaflet' (or similar) shall be distributed to the residents at the new properties. The leaflet will contain details of the presence of GCN, their protection and the need to avoid potentially harmful activities such as fish introduction and introduction of non-native invasive plant species to the pond.

Reason: In order to avoid impacts on protected species as GCN are protected under the Wildlife and Countryside Act 1981 (as amended) and in accordance with Policy ENV2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

11. That prior to the first occupation of the first dwelling hereby approved the following access works shall have been undertaken, with these works thereafter retained:
 - a) The provision of a 2 metre wide footway across the whole site frontage with Lodge Lane as shown on the site layout plan approved in condition 2 to this planning permission
 - b) The provision of a dropped kerb crossing point to connect this footway to the northern side of Lodge Lane
 - c) The provision of on-site parking to each dwelling as shown on the site layout plan approved in condition 2 to this planning permission.

Reason: To ensure the provision of a safe pedestrian access for the occupiers of the dwellings to access the services available in Elswick and to ensure the provision of adequate on site parking as required by Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

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

- a) The identification of the site access for construction traffic,
- b) The timing of the provision, and standard of construction, of the site access for construction traffic,
- c) Times of construction activity at the site,
- d) Times and routes of deliveries to the site,
- e) The location of an area for the parking of vehicles of site operatives and visitors,
- f) Loading and unloading of plant and materials,
- g) Storage of plant and materials used in constructing the development,
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- i) Wheel washing facilities, including details of how, when and where the facilities are to be used
- j) Measures to control the emission of dust and dirt during construction,
- k) Measures to control the generation of noise and vibration during construction to comply with BS5228:2009
- l) A scheme for recycling/disposing of waste resulting from demolition and construction works,

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

13. Prior to the commencement of any development hereby approved a schedule of works for the land within the site edged red to the south of the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority. This schedule shall be based on those elements set out on the approved site plan listed in condition 2 of this permission and shall provide details of:

- The existing and proposed ground levels
- The provision of planting (species, density, size of specimen) to the perimeters and within the area as shown on the approved site plan
- The structures that are to be removed and how the material that currently forms these structures is to be dealt with
- The finished ground cover for the area
- The position and design of any fencing or other means of enclosure that are to be erected
- An ongoing maintenance regime for the area
- Details of the responsibility for undertaking this maintenance
- Measures to be introduced during these works to ensure that there are no harmful

impacts on any protected or priority species or their habitats.

The works set out in this schedule shall be completed prior to the first occupation of any of the dwellings hereby approved unless an alternative timescale is agreed as part of the details approved in this condition.

Reason: To deliver a scheme of wider environmental improvements to the site to the benefit of the rural character of the area in accordance with Policy ENV1 and Policy GD4 of the Fylde Local Plan to 2032.

Informative notes:

1. 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

Item Number: 4

Application Reference:	19/0139	Type of Application:	Variation of Condition
Applicant:	Homestead Consultancy Services Ltd	Agent :	Leeming Associates
Location:	LYTHAM QUAYS PHASE 1, DOCK ROAD, LYTHAM ST ANNES		
Proposal:	VARIATION OF CONDITION 15 OF RESERVED MATTERS APPROVAL 06/0073 - VARIATION SOUGHT IS TO REMOVE THE REQUIREMENT THAT THE FOOTPATH LINKING VICTORY BOULEVARD TO THE LYTHAM GREEN FOOTPATH DIRECTLY TO THE EAST OF THE BREAKERS IS RETAINED.		

Decision

Variation of Condition: - Refused

Conditions and Reasons

1. The removal from use of the footpath that links Victory Boulevard and the Lytham Quays housing development with the Lytham Green extension area of Public Open Space would result in reduced and less convenient access to Public Open Space to both residents of Lytham Quays housing development and the general public. Given that the Public Open Space and footpath were an important element of ensuring that the housing development formed sustainable development it is considered that the removal of this footpath link and the subsequent reduced access would consequently form unsustainable development due to a reduction in pedestrian permeability. The development would be contrary to Policy ENV4 of the Local Plan to 2032 which requires open space to be accessible, and policy GD7 criteria k which requires the layout

of developments including pedestrian footpaths and open space to be user friendly, sustainable and inclusive and criteria in which requires development to encourage people to use green infrastructure by providing open space and linkages to them. Furthermore the loss of the footpath would be contrary to the National Planning Policy Framework's (NPPF) sustainable development objectives, specifically the social objective which requires developments to be well designed with accessible open spaces. The loss of the footpath would also detrimentally impact on the health and wellbeing of residents as it would reduce opportunities to access open space and thus would be contrary to the NPPF requirement to promote healthy and safe communities through providing high quality open spaces and opportunities for physical activity.

Item Number: 5

Application Reference:	19/0376	Type of Application:	Householder Planning Application
Applicant:	Reynolds and Harrison	Agent :	ZV Design
Location:	HILLCREST AND CHAPELSIDE, WOODLANDS AVENUE, KIRKHAM, PRESTON, PR4 2JQ		
Proposal:	PART SINGLE / PART TWO STOREY SIDE & REAR EXTENSION AT HILLCREST, AND ERECTION OF TWO STOREY REAR EXTENSION AT CHAPELSIDE.		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Streetwise Maps drawing Dated 20/02/2019
- Proposed Site Plan - ZV Design Job No 0108 Drawing 'Site Plan' Dated May 2019
- Proposed Ground Floor Plan - ZV Design Job No 0108 Drawing 'Sheet 5a' Dated June 2019
- Proposed First Floor Plan - ZV Design Job No 0108 Drawing 'Sheet 6a' Dated June 2019
- Proposed Roof Plan - ZV Design Job No 0108 Drawing 'Sheet 7a' Dated June 2019
- Proposed Elevations - ZV Design Job No 0108 Drawing 'Sheet 8a' Dated June 2019

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 materials used in the construction of the approved development shall

match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. The first floor window to be inserted into the side facing gable of Chapelside as indicated on the approved plans listed in condition 2 of this permission shall be obscurely glazed to standard equivalent to at least level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling / extension hereby approved is first occupied, and shall be retained as such thereafter. Notwithstanding the details shown on the approved plan this window shall also be non-opening at any point below a height of 1.7m when measured internally from the floor of the room it serves.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

5. Prior to the completion of the works hereby approved to the dwelling Hillcrest, the parking space to serve that dwelling shall be made available for the parking of a motor vehicle as shown on the site plan approved in condition 2 of this permission. This space shall thereafter be retained available for that purpose.

Reason: To ensure that an appropriate level of parking is provided for the property in the interests of residential amenity and highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 there shall be no access to the flat roof rear extension hereby approved to the rear/side of Hillcrest other than for maintenance of the property.

Reason: In order to prevent the use of the area as a sitting out area that would result in a loss of privacy to neighbouring occupiers in accordance with Policy GD7 of the Fylde Local Plan to 2032.

7. The extensions hereby approved shall only be constructed jointly as a single building operation, with no element of the works at either property completed to a point which allows its use for residential purposes until the element at the adjoining property has been constructed to a point whereby it is enclosed with the roof covering and windows in place.

Reason: As the extension of one property only would create unacceptable harm to the amenity of the adjoining neighbour and so be contrary to criteria c) of policy GD7 of the Fylde Local Plan.

Informative notes:

1. 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.

Item Number: 6

Application Reference:	19/0381	Type of Application:	Full Planning Permission
Applicant:	Mr Furnell	Agent :	
Location:	THE DEACON, 84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	INSTALLATION OF REPLACEMENT RETRACTABLE GLAZED SCREENS AND DECORATIVE DETAILING TO FRONT AND SIDES OF EXISTING ENCLOSED CANOPY		

Decision

Full Planning Permission: - The decision to refuse planning permission is delegated to the Head of Planning and Housing, with that decision to be made on the basis of the reason stated in the Committee agenda papers (included below for reference), or any revision or addition to that reason that he considers appropriate, on the expiry of a 21 day period beginning with the receipt of a correct application form and ownership certificate.

Reasons

1. The enclosed nature of the canopy has a design and appearance that is harmful to the building and to its contribution to its neighbouring buildings, the broader streetscene and conservation area setting. This is particularly due to:
 - The character and form of an enclosed structure would present a visual and continuous extension of the private internal space of the restaurant into the streetscene. This streetscene character is one with a generally open and accessible character and so any canopy should be viewed as an integral part of the open nature of the adjoining public realm, which is a major contributing factor to the character of this part of the Conservation Area.
 - The entirely enclosed nature of the proposed extension is uncharacteristic of traditional and more recent forms of forward extension in the area that are designed to be open fronted and sided which, unlike this proposal, have created an appropriate and accessible transition between the premises they serve and the wider public spaces
 - The form of construction, with entirely enclosed front and sides, would result in an unrefined and unsympathetically bulky appearance that is in contrast to the fine detailing of the host building, its neighbours and the Conservation Area
 - The dominating impact that the enclosed canopy has on the adjacent pedestrianised area of Clifton Square

Accordingly the proposal fails to preserve or enhance the character of the conservation area and is detrimental to the character of the existing building contrary to Policies GD7 and ENV5 of the Fylde Local Plan to 2032, to the supporting Design Guide on Canopies and Glazed Extension to Commercial Forecourts of August 2018, and to paragraphs 193 and 196 of the National Planning Policy Framework.

Informative notes:

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 39 of NPPF, or during the consideration of the application as promoted by para 38 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 7

Application Reference:	19/0392	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Nigam	Agent :	Keystone Design Associates Ltd
Location:	GREENHALGH HALL, GREENHALGH LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HL		
Proposal:	TWO STOREY SIDE EXTENSION WITH FIRST FLOOR JULIET BALCONY FOLLOWING DEMOLITION OF EXISTING EXTENSION, AND DETACHED GARAGE TO REAR.		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - supplied by Mapserve, scale 1:1250 and dated 16 May 2019
- Proposed Site Plan & Garage- Drawing no. A018/105/S/02 Rev E
- Proposed Elevations & Floor Plans - Drawing no. A018/105/P/01 Rev J

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 approved 'Proposed Elevations & Floor Plans' drawing (Drawing no. A018/105/P/01 Rev J)

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. The detached garage hereby approved shall be used as a private garage only and shall not be converted to habitable accommodation and nor shall any trade or business shall be carried on, in or from the garage.

Reason: To ensure that the use of this building safeguards the residential amenity of neighbouring occupiers and the rural character of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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