

Minutes

Development Management Committee



Date:	Wednesday, 2 September 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Peter Hardy, Barbara Nash, Linda Nulty, Sandra Pitman, Albert Pounder, Heather Speak
Other Council members:	Councillor Frank Andrews
Officers:	Mark Evans, Andrew Stell, Rob Clews, Matthew Taylor, Lyndsey Lacey, Clare Lord
Members of the public:	36 members of the public were in attendance during the course of the day.

Procedural Items

Public Speaking at the Development Management Committee

In accordance with the public speaking arrangements for the Development Management Committee, 26 members of the public addressed the committee on various applications detailed on the agenda.

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. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Peter Hardy for Councillor Kiran Mulholland.

Councillor Sandra Pitman for Councillor Neil Harvey.

Councillor Heather Speak for Councillor Liz Oades.

Decision Items

3. Development Management Matters

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

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

(Councillor Albert Pounder was not in attendance during the consideration and voting on planning application no: 15/0366)

(Councillor Albert Pounder was not in attendance for the full presentation on planning application no: 15/0367 and therefore, he did not take part in the consideration or voting on the matter)

(Councillor Ford was not in attendance during the consideration and voting on planning application nos: 15/0065, 15/0165 and 15/0322)

(Councillors Peter Hardy, Linda Nulty and Heather Speak requested that their names be recorded as having voted against the decision to delegate to approve planning application no: 15/0458 relating to Land off Willow Drive, Ribby Road, Wrea Green).

4. List of Appeals Decided

There were no appeal decisions to report for the period 7 August to 21 August 2015.

Fylde Borough Council copyright [2015]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at
www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Development Management Committee Minutes

02 September 2015

Item Number: 1

Application Reference:	15/0065	Type of Application:	Outline Planning Permission
Applicant:	Beluga Projects Ltd	Agent :	NJL Consulting
Location:	LAND NORTH OF BLACKPOOL ROAD, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 55 DWELLINGS WITH ACCESS, PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: - Refused

Reasons

- 1 Notwithstanding the council's current shortfall in housing supply being such that it cannot demonstrate the 5 year supply required by paragraph 47 of the National Planning Policy Framework (NPPF) it is not considered that this scheme delivers sustainable residential development, and creates harm to a degree that ensures it does not benefit from the support for such schemes that is described in para 14 of NPPF. Accordingly the application is to be determined against Policy SP2 of the Fylde Borough Local Plan and is in conflict with that Policy. The specific areas of harm are:
 - a. That the development involves the loss of the open aspect to the setting of Clifton as seen when approaching from the south, east and west. In doing so it will adversely affect the visual character of the area and the perception of the village as a small scale rural village in a countryside setting.
 - b. The proposal to introduce an access point to Blackpool Road to serve the development, and particularly the significant length of hedgerow and mature trees that are to be removed to facilitate that access and the necessary visibility splays will cause harm to the rural character of the area, and to users of this main route through the borough
 - c. The application site and its vehicular access arrangements are such that it is generally detached from the remainder of the village where its residents are less likely to see themselves as part of that rural community and so look elsewhere for their use of services thereby limiting the contribution that they make to supporting the vitality of Clifton as a rural community.
 - d. The site does not represent a logical location for settlement growth in that the development is not well located to the services that are available in Clifton as it only offers a footpath link to the village and provides no certainty as to how that is to be improved for safe, convenient,

mobility-friendly access.

- e. The scale of the development proposed is excessive for the reasonable local growth needs of Clifton and cannot be supported by the services that are available within that small rural village

2 The location of the access on the inside of a bend to a distributor road that is subject to a 50 mph speed limit necessitates the provision of a wide access with 4.5m x 160m visibility splays in both directions. These works, or those required to secure a lesser visibility splay of 2.4m x 160m as indicated in the submission drawings, would require the removal of a significant length of the existing native species hedgerow that defines the edge of the highway and the trees protected by TPO 2015 No. 7 which stand within that hedgerow. This will cause a visual harm to the character of the area and conflicts with the requirements of criteria 9 of Policy HL2 of the Fylde Borough Local Plan in that such access arrangements are not satisfactory, with paragraph 32 of the National Planning Policy Framework (NPPF) that such access arrangements are not suitable, and with Policy EP12 of the Fylde Borough Local Plan which protects trees and hedgerows that make a positive contribution to the landscape character of the area.

3 The proposal will generate an additional number of primary and secondary school aged children in the village at a time when there is anticipated to be a shortfall in capacity within local schools for their education needs to be accommodated. This is as a consequence of a combination of: the number of school places that will be available, the existing population making demands on those school places, and the granting of other planning permissions in the area that will also contribute children that will make demands on the available school places.

Policy CF2 of the Fylde Borough Local Plan enables a developer to make contributions to enhance education capacity to meet the requirements of their development, but in the absence of any such agreement being in place the shortfall of school places and lack of any mechanism to increase their supply means that the application is contrary to Policy CF2, which is consistent with paragraph 72 of the National Planning Policy Framework (NPPF) which refers to the need for a sufficient choice of school places to be available meet the needs of existing and new communities.

4 That the application is not supported by any survey information, either from primary or secondary sources, regarding the use of the site and adjacent fields by bird species that contribute to the designation of the Ribble and Alt Estuaries Special Protection Area and Ramsar site. With the functional linkage that exists between the site and this SPA the absence of such survey information prevents the council from being able to be satisfied that the proposed development will not cause these birds to be displaced or disturbed to a degree that would have an adverse impact on the species that contribute to the designation of these sites. Accordingly the proposal is contrary to the requirements of the Habitat Regulations, to Policy EP15 of the Fylde Borough Local Plan, and paragraph 118 of the National Planning Policy Framework (NPPF). In such circumstances the presumption in favour of sustainable development is also outweighed as explained in paragraph 119 of NPPF.

Informative notes:

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

Item Number: 2

Application Reference:	15/0165	Type of Application:	Outline Planning Permission
Applicant:	c/o Cassidy +Ashton Group Ltd.	Agent :	Cassidy + Ashton Group Ltd.
Location:	LAND EAST OF ROWAN CLOSE, ASH LANE, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 30 DWELLINGS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: - Approved subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act to secure:

- A commuted sum payment to the County Council for the provision of 11 Primary School places at Lea Community Primary School in accordance with Fylde Borough Local Plan policy CF2 and the National Planning Policy Framework;
- A commuted sum payment of £1,000 per dwelling towards the provision, improvement and/or future maintenance of open space off site at William Pickles Park in accordance with the requirements of Fylde Borough Local Plan policy TREC17; and
- The provision, tenure, delivery mechanism, occupation criteria and phasing for 30% of the dwellings to be offered as affordable housing (as defined in the National Planning Policy Framework) on site in accordance with the requirements of policy H4 of the Revised Preferred Options Local Plan and the National Planning Policy Framework.

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

Conditions and Reasons

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the layout of the development, the scale and external appearance of the buildings and the landscaping of the site.

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

- 3 This permission relates to the following plans:

- Drawing no. 8321-L01 – Location plan.
- Drawing no. 8321-P21 – Preliminary Proposals.

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to matters of access and the maximum number of dwellings.

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

- 4 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP30, and the National Planning Policy Framework.

- 5 No development 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. Unless otherwise agreed in writing with the Local Planning

Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include information regarding: (a) the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event (including demonstration that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event); and (b) any necessary flow attenuation measures and the use of SUDS where appropriate;
- (iii) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and of any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (iv) flood water exceedance routes, both on and off site;
- (v) means of access for maintenance and easements (where applicable);
- (vi) a timetable for implementation, including any phasing of works;
- (vii) a management and maintenance plan for the lifetime of the development which, as a minimum, shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company, arrangements concerning appropriate funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components), ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The scheme shall be implemented in accordance with the duly approved details 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 Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 6 No development shall take place until a scheme to demonstrate how the ordinary watercourse which runs along the western boundary of the site and the culvert which runs along its southern boundary will be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include investigations to establish the location, status, route, size, depth and

condition of the watercourse/culvert, the location of any buildings in relation to the watercourse/culvert and details of an appropriate buffer to be maintained with the watercourse and/or culvert. The development shall thereafter be implemented in full accordance with the duly approved scheme.

Reason: In order that the development is not at risk of flooding and does not increase flood risk elsewhere, and to ensure adequate protection of the watercourse (including a satisfactory buffer with any new buildings) in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 7 Notwithstanding the requirements of condition 3 of this permission, no above ground works shall take place until a scheme for the design, construction and drainage of the site access (the position of which is shown on drawing no. 8321-P21) 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 45 metres in both directions at the junction of the site access with Ash Lane. The site access shall be constructed in full accordance with the duly approved scheme and made available for use before any of the dwellings 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) 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 safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 8 No above ground works shall take place until a scheme showing details of the siting, layout, design, construction and drainage for the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

(i) The widening of the carriageway of Ash Lane to 5.5 metres along its northern flank between Rowan Close and the site access (the extent of which is shown on drawing no. 8321-P21 and the plan titled 'Proposed Off-Site Highway Improvements' appended to the Transport Statement by VTC dated 5th January 2015).

(ii) The provision of a minimum 1.8 metre wide footway alongside the widened section of carriageway detailed in (i) (the extent of which is shown on drawing no. 8321-P21 and the plan titled 'Proposed Off-Site Highway Improvements' appended to the Transport Statement by VTC dated 5th January 2015).

(iii) The provision of street lighting on Ash Lane between Rowan Close and the site access.

(iv) The upgrading of two existing bus stops on Preston Old Road located at/adjacent to the junctions with Lodge Lane (eastbound) and Silver Street (westbound) to include provisions for raised boarders, together with associated road markings and signs.

The highway improvement works in the duly approved scheme shall be implemented and made available for use before any of the dwellings hereby approved are first occupied.

Reason: To secure improvements to the highway and public transport network in order to ensure safe and convenient access and circulation for pedestrian and vehicle traffic and to prevent obstruction of the highway in the interests of road safety, and to promote modal shift and increased use of public transport in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, and the National Planning Policy Framework.

- 9 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 details of the following: - (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works. 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 the requirements of Fylde Borough Local Plan HL2, EP27 and the National Planning Policy Framework.

- 10 Notwithstanding any details contained within the application, no development shall take place until a comprehensive method statement identifying how Great Crested Newts are to be safeguarded during the construction period and appropriate mitigation measures (including habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The method statement shall demonstrate compliance with the principles of (but not be limited to) the Mitigation Strategy outlined in section 5.1 of the Great Crested Newt Survey by Simply Ecology Limited dated July 2015. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any of the dwellings hereby approved are first occupied, and retained as such thereafter.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Fylde Borough Local Plan policy EP19, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 11 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include a scheme which demonstrates compliance with the principles of the landscape strategy indicated on drawing no. 8321-P21. The scheme shall include, but not be limited to, the following details:

- (i) the extent of existing hedgerows and other vegetation on/overhanging the site to be retained;
- (ii) a compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development;
- (iii) the introduction of landscaping buffers along the northern and western boundaries of the site;
- (iv) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) the type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

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

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

- 12 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees/hedgerows identified as being retained as part of the landscaping scheme submitted pursuant to condition 11 (i). The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows to the periphery of site which are to be retained as part of the development in accordance with the requirements of Fylde Borough Local Plan policy EP12.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and

Countryside Act 1981 (as amended) and the National Planning Policy Framework.

Informative notes:

1. In addition to the requirements of condition 10 of this permission, the applicant is advised that, in accordance with the Conservation of Habitats and Species Regulations 2010, a licence will be required from Natural England for any development which is likely to affect any protected species.
2. With regard to the requirements of conditions 7 and 8 of this permission, the applicant is advised to contact Lancashire County Council's Highways Service in order to determine the need for section 38 and/or 278 Agreements under the Highways Act (1980) to secure the adoption of the new access road and for any engineering works within the adopted highway, before any development takes place.
3. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH. Should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of Electricity North West's requirements for access to inspect, maintain, adjust, repair, or alter any of their distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Electricity North West's Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.
4. Electricity North West offers a fully supported mapping service for their electricity assets. This is a service which is updated by their Data Management Team (Tel No. 0800 195 4749) and it is recommended that the applicant gives this early consideration in project design. It is the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.
5. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	15/0322	Type of Application:	Full Planning Permission
Applicant:	Mr Gallagher	Agent :	Firth Associates Ltd
Location:	15 + 17 EDEN AVENUE, LYTHAM ST ANNES, FY8 5PS		
Proposal:	PROPOSED CHANGE OF USE OF EXISTING FLATS TO A SINGLE DWELLING WITH THREE STOREY AND ONE AND A HALF STOREY EXTENSIONS TO SIDE FACING CLIFTON DRIVE, REMODELLING OF REMAINDER OF CLIFTON DRIVE ELEVATION, SINGLE STOREY EXTENSION (GARAGE) TO SIDE VIEWED FROM EDEN AVENUE, CREATION OF BASEMENT, AND REPLACEMENT OF WINDOWS WITH HARDWOOD AND DOORS WITH ALUMINIUM.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 8 May 2015, including the following plans:

Eden 1/010 Rev F - Proposed site plan
Eden 1/011 Rev A - Proposed site plan indicating extent of basement
Eden 3/310 Rev D - Proposed elevations
Eden 1/110 Rev G - Proposed basement and ground floor
Eden 1/111 Rev D - Proposed first and second floor

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

- 3 Notwithstanding any denotation on the approved plans samples of all external materials for the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development.

Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development to respect the character of the conservation area in accordance with Policy HL5.

- 4 The proposed first and second floor windows in the north facing elevation on the approved plan shall be glazed with obscure glass of Pilkington Grade 4 (or equivalent) and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

To safeguard the amenities of the occupants of adjoining residential premises.

- 5 Prior to the construction of the swimming pool a survey of the established background noise levels at the site including where the measurements were taken from shall be carried out and a plan indicating the technical details of how any mitigation measures required to prevent any increase in the hourly background noise level shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed and operated in accordance with this agreed scheme.

To safeguard the amenities of the adjoining occupiers.

- 6 All window frames on the proposed dwelling, unless otherwise agreed in writing with the Authority, shall be timber sliding sash frames set in 100mm reveal and thereafter maintained as such to the satisfaction of the Local Planning Authority.

To ensure a satisfactory standard of development in the interests of the overall quality of the built development.

- 7 The Method of works plan (ref: 073.1.01), received by the Authority on 3 August 2015 and the accompanying written Statement detailing the method of construction of the basement shall be implemented in full.

To ensure satisfactory protection to the protected trees within the site.

- 8 Prior to the first occupation of the development a scheme detailing all hard and soft landscape works (including a maintenance regime) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

In order to ensure the adequate landscaping of the site in the interests of visual amenity.

- 9 Notwithstanding the provision of Article 3, Schedule 2, Part 14 of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no renewable energy generation equipment shall be installed at the property without Planning Permission having first been obtained for that equipment.

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

Informative notes:

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

Item Number: 4

Application Reference:	15/0366	Type of Application:	Outline Planning Permission
Applicant:	Metacre Ltd	Agent :	De Pol Associates
Location:	LAND NORTH OF AND OPPOSITE STANLEY FARMHOUSE, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES		
Proposal:	OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF UP TO 8 DWELLINGS		

Decision

Outline Planning Permission: - Refused

Conditions and Reasons

- 1 The application relates to an attractive area of open agricultural land which is prominently located adjacent to the roadside on the northern frontage of Kirkham Road, Treales. The site is bounded by woodland to both sides which forms a substantial buffer with adjacent built development and its open, un-spoilt character allows views across open countryside to the north. The land makes a substantial contribution to the rural character of the surrounding landscape and the setting of the village by providing visual relief outside the settlement boundary. The proposed development would result in harmful encroachment into the countryside and urbanisation of the site which would erode its rural character and diminish the substantial contribution it makes to the local distinctiveness of the village, particularly as it is located along the more sparsely developed northern frontage of Kirkham Road. This harm would not be outweighed by the contribution the development would make towards the Borough's supply of housing land. The proposed development is therefore contrary to the requirements of Fylde Borough Local Plan policies SP2, HL2, EP10 and EP11, and the National Planning Policy Framework.

Informative notes:

- 1 The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 2 For the avoidance of doubt, this decision relates to the following plans:
 - Drawing no. 13-053-P02 Rev C – Proposed indicative site layout and street scene.
 - Drawing no. 13-053-L02 Rev B – Location Plan.

Item Number: 5

Application Reference: 15/0367	Type of Application: Outline Planning Permission
Applicant: Metacre Ltd	Agent : De Pol Associates
Location:	LAND EAST AND WEST OF PRIMROSE FARM, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD
Proposal:	OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF UP TO THREE DWELLINGS

Decision

Outline Planning Permission: - Granted

Conditions and Reasons

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: - the layout and means of access to the development, the scale and external appearance of the buildings and the landscaping of the site.

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

consideration.

3 This permission relates to the following plans:

- Drawing no. 13-053-P01 Rev B – Proposed indicative site layout and street scene.
- Drawing no. 13-053-L01 Rev A – Location Plan.

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to the maximum number of dwellings and the site area.

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

4 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2.

5 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. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed the pre-development (greenfield) rate, including an appropriate allowance for climate change.
- (iii) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied and maintained/managed 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 (including an appropriate allowance for climate change) in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 6 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works. The duly approved Construction Method Statement 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 the requirements of Fylde Borough Local Plan policies HL2 and EP27, 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 a scheme which demonstrates compliance with the principles of the landscape strategy shown on drawing no. 13-053-P01 Rev B. The scheme shall include, but not be limited to, the following details (as shown indicatively on the approved plan):

- (i) the extent of existing hedgerows and other vegetation to be retained;
- (ii) a compensatory planting scheme to replace any trees, shrubs or hedgerows to be removed as part of the development;
- (iii) the introduction and/or strengthening of landscaped buffers along the site boundaries;
- (iv) the type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

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

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to ensure the introduction of appropriate compensatory landscaping, habitat replacement and biodiversity enhancement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
 writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. 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:	15/0450	Type of Application:	Outline Planning Permission
Applicant:	Foundry Yard Partnership	Agent :	Savills (UK) Limited
Location:	FOUNDRY YARD, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING WORKSHOP BUILDINGS AND ERECTION OF UP TO 8 DWELLINGS (USE CLASS C3) INCLUDING ASSOCIATED WORKS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: - Granted

Conditions and Reasons

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: - the layout of the development, the scale and external appearance of the buildings and the landscaping of the site.

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

- 3 This permission relates to the following plans:

- Scale 1:1250 Location Plan received 7th July 2015.
- Drawing no. 1350 33 – Illustrative Master Plan Option 2.

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.

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

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops,

- livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments; and
- (iii) where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s) to form a remediation strategy for the site.

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

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 5 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2.

- 6 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. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate) which shall not exceed the pre-development rate, including an appropriate allowance for climate change.
- (iii) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied and maintained/managed 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 (including an appropriate allowance for climate

change) in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 7 Notwithstanding the requirements of condition 3 of this permission, no development shall take place until a scheme for the design, construction and drainage of the site access (the position of which is shown on drawing no. 1350 33) has been submitted to and approved in writing by the Local Planning Authority. The site access shall be constructed in full accordance with the duly approved details and made available for use before any of the dwellings hereby approved are first occupied.

Reason: To ensure safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 8 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works. The duly approved Construction Method Statement 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 the requirements of Fylde Borough Local Plan policies HL2 and EP27, and the National Planning Policy Framework.

- 9 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include a scheme which demonstrates compliance with the principles of the landscaping strategy shown on drawing no. 1350 33. The scheme shall include, but not be limited to, the following details (as shown indicatively on the approved plan):

- (i) any trees and other vegetation on/overhanging the site to be retained;
- (ii) a compensatory planting scheme to replace any trees or other vegetation to be removed as part of the development;
- (iii) the introduction of landscaped buffers along the northern and southern site boundaries;
- (iv) the type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting

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

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to ensure the introduction of appropriate compensatory landscaping, habitat replacement and biodiversity enhancement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

Informative notes:

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

Item Number: 7

Application Reference:	15/0458	Type of Application:	Outline Planning Permission
Applicant:	Story Homes Ltd	Agent :	Barton Willmore LLP
Location:	LAND OFF WILLOW DRIVE, RIBBY ROAD, RIBBY WITH WREA		
Proposal:	OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 49 DWELLINGS, INCLUDING THE PROVISION OF ACCESS FOLLOWING THE DEMOLITION OF 15 WILLOW DRIVE		

Decision

Outline Planning Permission: - Approved subject to the completion of a Section 106 agreement in order to secure:

- the provision, retention and operational details for 30% of the proposed dwellings to be affordable properties with either off site provision or a financial contribution for any of that 30% not provided on site;

- a financial contribution of £150,000 towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site;
- a financial contribution of £228, 563 towards primary school places and £126,885 towards secondary school places should those contributions be required to address actual identified shortfalls at the time of the decision (or other such sum calculated at a later date based on the actual bedroom numbers within the development).

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.

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

Conditions and Reasons

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

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

or

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

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

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

Nos. (1, 2, 3 and 5)

(Reserved matters are: -

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

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

- 3 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 10 October 2014, including the following plans:

Proposed site location plan 472-ST0 501

Proposed site access option - JN0829-Dwg-0001B
Concept Block Plan - 472-STO 503 Rev A

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

- 4 The details submitted as part of the reserved matters approval shall be substantially in accordance with the illustrative Concept Block Plan (472-STO 503 Rev A) and shall respect the design and layout principles established by this plan. This shall include the provision of a buffer zone along the northern site boundary shared with Langtons Farm, of a sufficient distance and design to minimise disturbance to the equestrian activities carried out on the adjacent land and which shall remain free from play equipment, dwellings and associated curtilages.

Reason: In the interests of securing appropriate protection for amenity of the proposed housing with respect to the proximity of equestrian activity to the northern boundary of the site, protecting the security and amenity of Langtons Farm and limiting the potential detrimental impact on the adjacent equestrian use.

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

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

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

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

- 7 No construction of any dwelling shall commence until the approved scheme referred to in Condition 5 has been constructed and completed in accordance with the scheme details.

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

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

- a) the identification of the site access for construction traffic
- b) times of construction activity at the site
- c) times and routes of deliveries to the site
- d) the parking of vehicles of site operatives and visitors
- e) loading and unloading of plant and materials
- f) storage of plant and materials used in constructing the development
- g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h) wheel washing facilities
- i) measures to control the emission of dust and dirt during construction
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works
- k) Measures to reduce the impact on the adjacent equestrian use during the construction period, including keeping the buffer zone referred to in condition 4 free of plant and materials. It shall also include timings for the construction of the boundary treatments and landscaping along the Langtons Farm boundaries, as referred to in conditions 9 and 22.

Reason: To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses given the proximity to residential properties and the equestrian use.

- 9 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. The landscaping scheme shall include a planted zone, no less than 5 metres deep, along the boundaries shared with Langtons Farm and its associated grazing land, which shall comprise a suitable mix of native species that function as defensive plants. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development, to protect the amenity and welfare of Langtons Farm and its equestrian use, reduce the risk of crime and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

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

one year unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 12 Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

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

- 13 Prior to the commencement of works there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by water voles. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Fylde Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of Water Vole will be implemented in full.

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

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

and Swift. The approved details shall be implemented in full.

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

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

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

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

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

- 17 No site clearance, site preparation or development work shall take place until a fully detailed landscaping/habitat creation and management plan has been submitted and approved in writing by Fylde Borough Council. The scheme shall demonstrate (1) adequate planting of native species appropriate to the locality to compensate for direct and indirect impacts, (2) that habitat connectivity through the site and to the wider area will be retained as a minimum, including for amphibians (3) that any planting along site boundaries will comprise appropriate native species, (4) provide details of habitat creation for amphibians and (5) maintenance and enhancement of the biodiversity value of retained and established habitats and the site as a whole. The approved details shall be implemented in full.

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

- 18 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (6th October 2014/ SHO 02) and the following mitigation measures detailed within the FRA:

4. Limiting the surface water run-off generated by the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
5. Demonstration within the FRA that the improvement/protection and maintenance of existing flood defences will be provided.
6. Finished floor levels are set 150mm above external levels.

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

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

- 19 Notwithstanding any indication on the approved plans, no development approved by this permission 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 separate from the foul and no surface water will be permitted to discharge directly or indirectly into the existing foul /combined sewerage systems. Any surface water draining to the dedicated surface water sewer must be restricted to a maximum pass forward flow equivalent to greenfield runoff rates less a 50% betterment. The development shall be completed, maintained and managed in accordance with the approved details.

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

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

Those details shall include, as a minimum:

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

subsequently be implemented in accordance with the approved details before the development is completed.

- 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);
- Flood water exceedance routes, both on and off site;
- A timetable for implementation, including phasing as applicable;

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

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

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

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

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

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

system.

- 22 The reserved matters shall include the details of the proposed boundary treatments within and around the site. This shall include the erection of a suitable boundary treatment along all of the boundaries shared with Langtons Farm and its associated grazing land. This boundary treatment shall be of sufficient height and robustness to prevent access to Langtons Farm and avoid detrimental impacts from the shining headlights of vehicles travelling on the access road, taking into account the topography of the land with the approved boundary treatment to Langtons Farm implemented at the outset of development.

Reason: To ensure full consideration of these details is available at that stage and to ensure that they respect the character and appearance of this edge of settlement site, and protect the security and amenity of Langtons Farm, and limit the potential detrimental impact on the adjacent equestrian use.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:

(vi) Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
(vii) telephoning the Area Manager South 01772 538560
writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.