



MINUTES

Planning Committee

Date:	Wednesday, 9 August 2017
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Michael Cornah, Neil Harvey, Kiran Mulholland, Liz Oades, Heather Speak, Viv Willder.
Officers Present:	Mark Evans, Andrew Stell, Clare Lord, Lyndsey Lacey- Simone, Rebecca Heyes.
Members of the public:	Approx 5 members of the public were in attendance during the course of the afternoon.

Public Speaking at the Planning Committee

The Vice- Chairman, Councillor Richard Redcliffe invited the member of the public who had registered to speak on an individual planning application (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 26 July 2017 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council procedure rule 25:

Councillor Viv Willder for Councillor Ray Thomas

Decision Items

4. Planning matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set out planning applications nos: 15/0400 and 17/0296. 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.

Information Items

5. List of Appeals Decided

This information report provided details of appeal decision letters received between 14 July and 28 July 2017.

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Planning Committee Minutes

09 August 2017

Item Number: 1

Application Reference:	15/0400	Type of Application:	Reserved Matters Approval
Applicant:	Kensington Developments Ltd	Agent :	
Location:	LAND FORMING KENSINGTON DEVELOPMENTS SITE, QUEENSWAY, LYTHAM ST ANNES		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 08/0058 FOR THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF A DEVELOPMENT FOR 889 DWELLINGS AND ASSOCIATED INFRASTRUCTURE		

Decision

Reserved Matters: Authority to determine this application be delegated to the Head of Planning & Regeneration subject to receipt and consideration of the Local Highway Authority's comments and completion of a Habitat Regulations Assessment, with any reserved matters approval that is granted being subject to any necessary revision and conditions resultant of the Local Highway Authority's comments and the Habitat Regulations Assessment.

Any permission granted will include the following conditions or variations of them that the Head of Planning and Regeneration considers necessary:

Conditions and Reasons

1. This consent relates to the following approved plans:
 - Masterplan drawing number 1844.L.01 rev E.
 - Masterplan Showing Building Heights drawing number 1844.L.20 rev B.
 - Landscape Masterplan 4113.01 (July 2017).
 - Site Area B drawing number 1844.L.02 rev C
 - Site Area C drawing number 1844.L.03 rev A
 - Site Area D drawing number 1844.L.04 rev A
 - Site Area E drawing number 1844.L.05 rev A
 - Site Area G drawing number 1844.L.06 rev A
 - Site Area H drawing number 1844.L.07 rev A
 - Site Area J drawing number 1844.L.08 rev E
 - Site Area K drawing number 184.L.09 rev A
 - Atlanta House type drawing number 1844.H.18
 - Austin House type drawing number 1844.H.04
 - Brompton House type drawing number 1844.H.02
 - Brompton A House type drawing number 1844.H.08
 - Bridgeport House type drawing number 1844.H.05
 - Baltimore House type drawing number 1844.H.17
 - Buckingham House type drawing number 1844.H.38
 - Camden & Greenwich House type drawing number 1844.H.01

- Charleston House type drawing number 1844.H.09
 - Charleston B House type drawing number 1844.H.10
 - Charleston C House type drawing number 1844.H.11
 - Charleston D House type drawing number 1844.H.12
 - Charleston E House type drawing number 1844.H.13
 - Charleston F House type drawing number 1844.H.14
 - Delaware House type drawing number 1844.H.44
 - Denver House type drawing number 1844.H.19 (front gable detail without 1st floor brick band)
 - Denver A House type drawing number 1844.H.20
 - Denver B House type Floor Plan drawing number 1844.H.35 rev A
 - Floridian House type Floor Plan drawing number 1844.H.45
 - Floridian House type Elevation drawing number 1844.H.46
 - Grosvenor House type drawing number 1844.H.21
 - Grosvenor B House type drawing number 1844.H.22
 - Houston House type drawing number 1844.H.23
 - Houston B House type drawing number 1844.H.24
 - Louisiana House type drawing number 1844.H.29
 - Lincoln House type drawing number 1844.H.25
 - Lincoln B House type drawing number 1844.H.26
 - Lincoln C House type drawing number 1844.H.27
 - Lincoln D House type drawing number 1844.H.28
 - Mayfair House type drawing number 1844.H.30
 - Mayfair B House type drawing number 1844.H.31
 - Mayfair C House type drawing number 1844.H.32
 - Montana House type drawing number 1844.H.47
 - Nebraska House type drawing number 1844.H.48 rev A
 - Newark House type drawing number 1844.H.33
 - Ohio House type drawing number 1844.H.15
 - Portland House type drawing number 1844.H.34
 - Rockford House type drawing number 1844.H.16
 - Springfield House type drawing number 1844.H.40
 - Tennessee A House type drawing number 1844.H.36
 - Tennessee B House type drawing number 1844.H.37
 - Trenton House type drawing number 1844.H.39
 - Yale House type drawing number 1844.H.03
-
- Apartments I Plot C Elevation & Floor Plan drawing number 1844.A.01 rev A
 - Apartments II Plot C Elevation drawing number 1844.A.02
 - Apartments II Plot C Floor Plan drawing number 1844.A.03 rev A
-
- Apartments III Plot D Elevation drawing number 1844.A.04
 - Apartments III Plot D Floor Plan drawing number 1844.A.05 rev A
-
- Apartments IV, IX Plot E & H Elevation drawing number 1844.A.06
 - Apartments IV, IX Plot E & H Floor Plan drawing number 1844.A.07 rev A
-
- Apartments V, Vi, VII Plot G Elevations drawing number 1844.A.08
 - Apartments V, Vi, VII Plot G Floor Plan drawing number 1844.A.09 rev A
 - Apartments VIII Plot G Elevations drawing number 1844.A.10

- Apartments VIII Plot G Floor Plan drawing number 1844.A.11 rev A
- Apartment XIII Plot H Elevation drawing number 1844.A.18
- Apartment XIII Plot H Floor Plan drawing number 1844.A.19 Rev O
- Apartment XIV Plot K Elevation drawing number 1844.A.20
- Apartment XIV Plot K Floor Plan drawing number 1844.A.21 rev O
- Garages drawing number 1844.H.41

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

2. Prior to commencement of any works on the site, a Phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall outline phases of construction on the site. Works on site shall proceed in strict accordance with the Phasing Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate timing and delivery of works on site.

3. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, details of finished floor levels and external ground levels for each plot within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Policy HL2 and EP30 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

4. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, details of the external roofing and facing treatments within that phase shall be submitted to and approved by the Local Planning Authority. Thereafter only those approved materials shall be used in the development of that phase, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

5. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, a scheme for the design of the external bin stores associated to each apartment block within that Phase shall be submitted to and approved in writing. The scheme shall include details of siting and appearance. The approved scheme shall be implemented and made available for use prior to first occupation of the apartments within that phase and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

6. Prior to the commencement of development of any phase approved by Condition 2 of this

planning consent and notwithstanding any denotation on the approved plans, details of the bridge structures, and other ancillary buildings/ structures within that phase shall be submitted to and approved in writing by the Local Planning Authority. The works within that phase shall be carried out in accordance with the approved scheme, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

7. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, a scheme detailing the precise location, size and appearance of all boundary treatments, including the planting schedule for any hedge planting shall be submitted to and approved in writing by the Local Planning Authority. The development of the phase shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority and retained thereafter.

Reason: To provide sufficient clarity over the boundary treatments and in the interests of visual amenity, in accordance with Policy HL2 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

8. Prior to the commencement of development of any phase approved by Condition 2 of this planning consent and notwithstanding any denotation on the approved plans, a detailed hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide surface finishes of all hard surfaces, including roads and driveways. The development of that phase shall be implemented in accordance with the approved scheme and retained thereafter.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity and to enhance the character of the street scene in accordance with Policy HL2 of the adopted Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

9. Prior to commencement of the development hereby approved, details of the equipped play area including the phasing of delivery, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and available for public use in accordance with the approved details and agreed timescales of delivery, and retained thereafter.

Reason: To ensure appropriate provision and delivery of equipped play with the development in accordance with Policy TREC17 of the adopted Fylde Borough Council Local Plan and GD7 of the submission version Fylde Local Plan to 2032.

10. There shall be no vehicular access, whether for construction purposes or otherwise, from any aspect of the development to or from Wildings Lane.

Prior to commencement of the development hereby approved, Wildings Lane shall be closed to vehicular traffic in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. The closure shall be carried out in conjunction with the provision of any road infrastructure, whether temporary or permanent, resultant from any works within the site, unless the express consent to vary the scheme has first been obtained from the Local Planning Authority.

Reason: In the interests of highway safety and amenity in accordance with policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan and GD7 of the submission version Fylde Local Plan to 2032.

11. Prior to commencement of the development hereby approved, a scheme for the provision of public art within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall indicate location and detailed design of the public art feature(s) and phasing mechanism for delivery. The approved scheme shall be implemented in accordance with the approved timescales and retained thereafter.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

12. Prior to the commencement of development hereby approved, the following information shall be submitted to and approved in writing by the Local Planning Authority:
 1. A detailed plan for the proposed buildings of that phase demonstrating that there would be no detrimental impact upon the operation of St Annes Radar, and,
 2. Details of a scheme to mitigate any detrimental impact upon the St Annes Radar, including any associated timescales for implementation of the mitigation works.

The approved scheme of mitigation shall be implemented in accordance with the approved details and within the approved timescales, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of aircraft and public safety.

13. Prior to commencement of the development hereby approved, a scheme of street lighting design shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

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

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

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

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be

retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

16. Prior to commencement of Site Area B, Site Area C and Site Area D, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority for:

1. Any works within or adjacent to the root protection area of trees to be retained on site or overhanging the site.

The AMS shall detail the root protection area (RPA) of affected trees and method of construction for any works within the RPA, in order to minimise disturbance to tree roots and preserve longevity of the tree. The development of Site Area B and Site Area C shall be constructed in accordance with the approved AMS.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

17. There shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity, in accordance with Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

18. On site works, including any heavy vehicular movements and deliveries to/ from the site, shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and GD7 of the submission version Fylde Local Plan (2011-2032).

19. Prior to commencement of the development hereby approved, a scheme for the control of noise, vibration and dust during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be used throughout the construction process.

Reason: To protect the amenity of neighbours of the development, in accordance with Policy HL2 and EP26 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

20. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained to allow for the parking of a private car thereafter.

Reason: To ensure provision and retention of required parking within the development, in

accordance with adopted Parking Standards and Policy T5 of the Submission Version of the Fylde Local Plan 2032.

21. All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development in accordance with Policy HL02 of the adopted Fylde Borough Local Plan (October 2005) and Policies CL1 and CL2 of the submission version Fylde Local Plan to 2032.

Informative notes:

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

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

2. Electricity North West:

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. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive - HS(G)47 – Avoiding danger from underground services, and, GS6 – Avoidance of danger from overhead electric lines.

Other points, specific to this particular application are:-

- There are ENWL 6600 volt underground cables and overhead lines within the development area.
- There are ENWL 400 volt underground cables within the development area.

The applicant should also be advised that, 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 our requirements for access to inspect, maintain, adjust, repair, or alter any of our 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. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service at a modest cost for our electricity assets. This is a service, which is constantly updated by our Data Management Team (Tel No. 0800 195 4749) and I recommend that the applicant give early consideration in project design as it is better

value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

3. United Utilities Water Comments

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

A large diameter trunk main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. You will need an access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipe.

The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

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

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

Should this planning application be approved, the applicant should contact our Service Enquires on 0845 746 2200 regarding connection to the water mains or public sewers.

United Utilities General Comments

According to our records there are two legal easements that maybe affected by the proposed development. The first easement is located at the proposed roundabout and has a width of 15 feet (UU Ref R702). The second easement crosses the site which is 15 feet (UU Ref FF391/F247a). Under no circumstances should anything be stored, planted or erected over the easement width nor should anything occur that may affect the integrity of the pipe or UU's legal right to 24 hour access.

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

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

Item Number: 2

Application Reference:	17/0296	Type of Application:	Outline Planning Permission
Applicant:	Joint Administrators of Greenhurst Investments Limited	Agent :	Indigo Planning
Location:	LAND ADJACENT KILNHOUSE LANE AND, QUEENSWAY, LYTHAM ST ANNES		
Proposal:	RESUBMISSION OF APPLICATION 16/0524 FOR OUTLINE APPLICATION FOR THE ERECTION OF 115 DWELLINGS WITH ALL MATTERS RESERVED		

Decision

Outline Planning Permission: - Refused

Reasons

1. The proposed development of the site for residential purposes would result in an unsatisfactory form of development which would create a poor quality living environment with unacceptably low levels of residential amenity for its occupiers due to its proximity to the adjacent employment land and buildings (and the noise, dust, vibration, etc. nuisances that they could emit). The failure to provide an appropriate buffer zone such as the 30m or more suggested in policy EMP4 of the Fylde Borough Local Plan ensures that the proposal is contrary to that policy and to Policy HL2 of that Plan. This harm also results in conflict with criteria b, g and t of Policy GD7 of the Fylde Local Plan to 2032 and the NPPF at paragraphs 56, 58 and 109.
2. The proposed development of the site for residential purposes would by reason of its proximity to the adjacent employment land and buildings likely result in conflicts between the lawful operation of these established industrial land uses, and the occupiers of the new dwellings. There is an unacceptable likelihood that the occupiers of these dwellings will raise complaints against the activities undertaken by the established businesses which could lead to controls being imposed that could prejudice their operations and lead to their business competitiveness being stifled. This poor relationship would be contrary to the requirements of policies EMP4 and HL2 of the Fylde Borough Local Plan, criteria b, g and t of Policy GD7 of the Fylde Local Plan to 2032 and the NPPF at paragraphs 56, 58 and 109.
3. The proposed development would result in the loss of 4 hectares of employment land to a residential use which is contrary to Policy EMP2 of the Fylde Borough Local Plan which allocates it for retention in class B uses. It is also contrary to Policy EC1 of the Fylde Local Plan to 2032 which also allocates it for class B uses. No compelling justification has been presented to accept that the loss of this site would not unacceptably diminish the supply of land available for such uses in the Borough and particularly around Lytham St Annes as its main settlement, or that the application site will not be viable for employment uses within the Plan period up to 2032. Residential use of this scale at this site would undermine the overall allocation of the employment land in the Borough which has been assessed in accordance with NPPF paragraph 158 and would not represent a sustainable form of development across the borough.
4. The indicative layout provided with the application seeks to demonstrate that the 115 dwellings proposed could be accommodated within the site yet provides a poorly planned residential development that would prejudice the character of the area and constitute poor planning. Given the constraints that apply to the site due to its proximity to the adjacent employment

site and a prominent road junction it is not considered that the quantum of development proposed at the site is achievable without having an unacceptable impact on the character of the area or site occupiers' residential amenity. In order to overcome this issue any reserved matters application would likely result in a high density development that would further harm the visual amenities of the area. As such the proposed development would not represent high quality development which would cause harm to the character of the local area and would be contrary to Fylde Borough Local Plan policies HL2 and HL6, criteria c, g, h, and j of Policy GD7 of the Submission Version of the Fylde Local Plan to 2032 and NPPF paragraph 58.

5. The proposed development is required to make contributions towards the delivery of affordable housing and public open space on the site and financial contributions off-site towards the provision of new primary and secondary school places, public realm enhancements and transport improvements. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements of Fylde Borough Local Plan policies TREC17, CF2, EP1, TR1, TR3 and TR5, policies and H4, HW2, HW3, INF1, INF2, and T4 of the publication version of the Fylde Local Plan to 2032, and chapters 4, 6 and 8 of the National Planning Policy Framework.

Informative notes:

1. For the avoidance of doubt, this decision relates to the following plans:
 - Site Location Plan (ref: PL.001A)
 - Existing Site Plan (ref: PL.002A)
 - Illustrative Site Plan (ref: 2099-P.005.1 REV B)
 - Aboricultural Assessment, FPCR
 - Aviation Advice, York Aviation
 - Design and Access Statement, Millson Associates
 - Ecology Report, Ecology Services
 - Employment Statement, Indigo Planning
 - Flood Risk Assessment, Weetwood
 - Geo-Environmental Site Assessment, REC Ltd
 - Habitat Screening Assessment, Ecology Services
 - Landscape Management Plan, FPCR
 - Noise Impact Assessment, (ref AC101223-1R5) REC Ltd
 - Dust Risk Assessment, REC Ltd (ref AQ102325R3)
 - Odour Assessment REC Ltd (Ref AQ102325-2R3)Transport Assessment, CBO Transport
2. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.