



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 2 February 2022
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Alan Clayton, Gavin Harrison, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Ray Thomas, Stan Trudgill.
<b>Officers Present:</b>	Mark Evans, Andrew Stell, Clare Lord, Lyndsey Lacey-Simone.
<b>Other Members:</b>	Councillor Matthew Lee.
<b>Members of the Public:</b>	15 Members of the public attended the meeting.

### Public Speakers

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on planning application 21/0480 (listed on the schedule) to address the committee at the relevant part of the meeting.

### Procedural Items

#### 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 interests on this occasion.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 19 January 2022 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Alan Clayton substituted for Councillor Heather Speak.

### Decision Items

#### 4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications.

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

(Councillors Alan Clayton, Linda Nulty and Liz Oades requested that their names be recorded as having voted against approval of planning application no: 21/0480 relating to Riverside Chalet Park, Occupation Lane, Singleton)

#### Information Items

The following information item was received and noted by the committee.

#### 5. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 17/12/2021 and 19/1/2022.

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# Planning Committee Minutes

## 2 February 2022

Item Number: 1

<b>Application Reference:</b>	21/0480	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr B Saunders	<b>Agent :</b>	Graham Anthony Associates
<b>Location:</b>	RIVERSIDE CHALET PARK, OCCUPATION LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7RA		
<b>Proposal:</b>	PHASED REDEVELOPMENT OF SITE TO A HOLIDAY CARAVAN PARK INCLUDING: 1) REMOVAL OF EXISTING LODGES/CHALETS/BUILDINGS; 2) CONSTRUCTION OF 35 BASES EACH TO CONTAIN A STATIC CARAVAN; 3) RECONFIGURATION OF INTERNAL ACCESS ROAD; AND 4) PROVISION OF PARKING SPACES FOR EACH CARAVAN		

### Decision

Full Planning Permission :

**Granted subject to the adoption of a Habitats Regulation Assessment and the following conditions and reasons**

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. GA3252-LP-01
- Proposed Site Plan - Drawing no. GA3252-PSP-OP2B

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

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

3. The caravan site hereby approved shall have no more than 35 caravans on site and shall be laid out in full accordance with that indicated on drawing no. GA3252-PSP-OP2B as listed in condition no. 2 of this decision.

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

4. The caravans on the site hereby approved must not be occupied as a person's permanent, sole, or main place of residence.

Reasons: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policies DLF1 GD4, GD7, contained in the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework which protects sporadic residential development.

5. The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans, their main home addresses, and the period of occupancy including date of arrival and date of departure from the caravan site. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policies DLF1 GD4, GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

6. Prior to the first use of the site for any holiday occupation as hereby approved a 'Management Plan' for the management of site shall be submitted to the Local Planning Authority and agreed in writing. The management plan shall set out details of how and from where the site will be managed, the time periods the 'manager' is available, security arrangements for the site, locations for the display on site and availability of contact details out of hours for the Manager, procedures to be followed in the event of an emergency on site, etc. Thereafter the agreed plan shall be implemented throughout the operation of the site for the holiday purposes hereby approved.

Reason: To ensure adequate supervision and security arrangements are available for the safe and secure operation of the site in accordance with Policies GD7 and EC7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

7. Prior to the commencement of development hereby approved details of a phasing plan to set out the stages of the implementation of the approved works shall be submitted to and approved in writing by the local planning authority. This phasing plan shall set out the sequence by which the clearance of the existing site, the establishment of the revised road network, the establishment of areas of landscaping, and the formation of the new concrete bases across the site is to be undertaken. The development of the site shall be undertaken in accordance with the approved phasing.

Reasons: To ensure that the development is undertaken in an appropriately coordinated way, and so that access and services are available to the existing occupiers of the site at all times in the interests of preserving their residential amenity in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

8. Notwithstanding the layout indicated on the site plan listed in condition 2 of this planning permission, prior to the commencement of any development works a site plan shall be provided which indicates the surface materials, any drainage, and any lighting for the internal access road to serve the development shall be submitted to and approved in writing by the local planning authority.

The development shall be undertaken in accordance with this approved detail so that the new road is constructed to connect each holiday static pitch to the site access point prior to the first use of that pitch for holiday static purposes.

Reason: In order to ensure that each pitch is provided with an appropriate and safe access as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

9. Prior to the commencement of any development works as hereby approved that are to be undertaken during the months of October to March inclusive in any year (including the demolition of existing chalets, the removal of their foundations, the re-alignment of the roadway, the provision of additional services, or the formation of the approved concrete bases) details of a visual and acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the route, design, height, materials, acoustic protection level and colour of the fence.

The approved fence shall be erected along the entire northern boundary, the entire western boundary, and the extent of the eastern boundary extending for a distance of 40m measured from the northeast corner of the site at all times when the development works listed in this condition are to be undertaken during the months of October to March inclusive in any year.

The fence shall then be removed and the area reinstated immediately on completion of the approved construction works associated with this planning permission.

Reason: To provide a temporary boundary treatment to the site to minimise the potential for disturbance to matters of ecological importance in the wider area as required by Policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and to ensure a limited visual impact on the landscape as required by Policy ENV1 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

10. Prior to commencement of the development hereby approved a Reasonable Avoidance Method Statement (RAMs) for Great Crested Newts shall be submitted to the Local Planning Authority and agreed in writing. The statement shall include the provision of an ecologist to inspect the site prior to the commencement of work to identify any potential features which might be amphibian resting places (eg dense undergrowth such as bramble, planting, log piles or loss paving materials). Any identified features should be removed under the supervision of the Ecological Clerk of Works (ECoW) during the site clearance phase(s). If great crested newt are found/suspected during site clearance or at other times works should cease until an assessment for the need of an EPS Licence has been made by the ECoW and submitted in writing to the Local Planning Authority.

The development shall be undertaken in full accordance with the approved RAMs.

Reason: To ensure that the development 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 Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

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

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

12. Notwithstanding any details shown on the approved plans listed in condition 2, prior to the commencement of any development hereby approved a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of:

- (i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- (ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development and to replace / enhance the tree belt that runs along the southern bank of the River Wyre including the northern boundary of this site;
- (iii) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) or (ii); and
- (iv) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.
- (v) biodiversity enhancement measures.
- (vi) A phasing scheme whereby planting can be divided into sections of the site to facilitate the phased implantation of the approved development.

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

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into the surrounding landscape, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

13. The development hereby approved shall be carried out in accordance with 'Simply Ecology Limited' Ecological Appraisal Ref: SE/ GAAQ011/01 dated July 2020 paragraph 7.2.2 in the use of standard pollution prevention measures during construction works.

Reason: To ensure that the development does not result in pollution of the nearby statutory designations in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) Policies CL1 and ENV2 and the aims of the National Planning Policy Framework.

14. Prior to the commencement of development hereby approved a schedule of Ecological Enhancement Measures shall be submitted to and agreed in writing by the local planning authority. These works shall include the following and a phasing scheme for their implementation:

- a) The use of native species appropriate to the local area to enhance and replace where required the boundary planting to the site
- b) The enhancement of connective habitats through planting of new hedgerow and/ or treelines along the site boundary and appropriate locations between pitches
- c) The establishment of nectar and pollen rich plants and fruit and nut producing species within formal planting schemes,
- d) The location and design of features to support the roosting bats and nesting birds on retained trees around the site,
- e) The creation of log/ brash piles and compost heaps along the site boundary to provide opportunities for amphibians and invertebrates.

The approved details shall be established in accordance with those details and the approved phasing.

Reasons: To ensure that the development brings forward an enhancement of the biodiversity opportunities on the site in accordance with the requirements of Policy ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

15. Prior to the first use of the caravan site hereby approved details for the management of surface water and the disposal of foul sewage shall be submitted to and approved in writing by the Local Planning Authority with these confirming that foul and surface water is to be drained on separate systems. The drainage information shall include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
  - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of pollution to the nearby Morecambe Bay & Duddon Estuary Special Protection Area (SPA), Morecambe Bay Ramsar Site and the Wyre Estuary Site of Special Scientific Interest (SSSI) and in accordance with Policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

16. That any pruning, lopping, crown-raising or other works to any of the trees on the site which are on the north west boundary of the site and those subject to a Tree Preservation Order shall only be undertaken in accordance with a written schedule of those works that has been first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the appropriate protection of the trees around the site and so safeguard the visual amenities of the neighbourhood and in the interests of biodiversity, in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

**Item Number: 2**

<b>Application Reference:</b>	21/0744	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Travis	<b>Agent :</b>	Four Architects
<b>Location:</b>	LAND TO EAST OF RAMBLINGS, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
<b>Proposal:</b>	ERECTION OF ONE DETACHED TWO STOREY DWELLING		

### **Decision**

Full Planning Permission:

The authority to GRANT Planning Permission is delegated to the Head of Planning, with that decision made when he is satisfied that the applicant has provided an appropriate level of detail regarding the site landscaping. The decision is to be subject to a series of planning conditions with the following being suggestions for their wording:

### **Conditions and Reasons**

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

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

2. This permission relates to the following plans:

- Location Plan - drawing no. ' location 01'
- Proposed street scene plan - drawing no. P04 REV. B
- Proposed site plan - drawing no. P01 REV.C
- Proposed floor and elevation plans - drawing no. P02 REV. B

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

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

3. Prior to the commencement of development samples of all materials for use in the construction of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: In the interests of securing a satisfactory overall standard of development in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating partial review) and the aims of the National Planning Policy Framework.



4. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented before the dwelling hereby approved is first occupied.

Reason: To ensure that adequate measures are put in place for the disposal of foul and surface water in Policies GD7 and CL1 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework

5. 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 the following details:
- a) hours and days of work for site preparation, delivery of materials and construction;
  - b) areas designated for the loading, unloading and storage of plant and materials;
  - a) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
  - b) arrangements for the parking of vehicles for site operatives and visitors;
  - c) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
  - d) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
  - e) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
  - f) measures to control the emission of dust and dirt during the construction period;
  - g) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
  - h) the siting, luminance and design of any external lighting to be used during the construction period;
  - i) the erection and maintenance of security hoarding;
  - j) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

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

6. Prior to first occupation of the dwelling hereby approved the external driveway and parking area to the front of the dwelling shall be laid out in accordance with the approved plan drawing no. P01 REV. C to enable vehicular turning to be available within the site. This facility shall be retained at all times thereafter to the extent shown on that plan.

Reason: To provide an appropriate area of on-site parking and turning space whilst retaining a landscaped frontage to the site in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

7. Prior to first occupation of the dwelling hereby approved that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in a solid surface material.

Reasons: To prevent loose surface material from being carried on to the public highway and so causing a potential source of danger to other road users, in the interests of highway safety and in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

8. Prior to the commencement of any above ground development on the dwelling, the hedge on the site frontage shall be laid or otherwise reduced in height, and any other works that are necessary are undertaken, to ensure that visibility splays of 2.4 m by 43 m in both directions as shown on the approved site plan listed in condition 2 of this permission are provided. These visibility splays shall be retained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures above 1m in height above ground level thereafter.

Reasons: To ensure adequate visibility at the access is provided in the interest of highway safety and that this is undertaken in a manner that reflects the rural character of the area. These works are to accord with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

9. Prior to the commencement of development a scheme and programme for landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate ecological habitat retention, creation, enhancement and management.. The approved landscaping scheme and management plan shall thereafter, be implemented in full. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials (as applicable) soft landscape works shall include plans and written specifications noting species, plant size, number and densities and shall demonstrate the maintenance of wildlife habitat (quantity and quality), including hedgerows and woodland/ woodland edges, and shall demonstrate that the development will be permeable to the passage of wildlife.

The scheme and programme shall thereafter be carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

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

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

11. 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 Local Plan to 2032 (incorporating Partial Review) Policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

12. No above ground works of development shall take place until details of finished ground floor levels for the building and ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

13. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, the dwelling hereby approved shall not be occupied until details of the siting, height, design, materials and finish of all boundary treatments within the development have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure that the design of boundary treatments, gates and other means of enclosure is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

**Item Number:** 3

<b>Application Reference:</b>	21/0935	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Cuffe & Taylor	<b>Agent :</b>	Cassidy + Ashton Group Ltd.
<b>Location:</b>	LYTHAM GREEN (BETWEEN BANNISTER STREET AND STATION ROAD), EAST BEACH, LYTHAM		
<b>Proposal:</b>	ENGINEERING WORKS TO LEVEL AND RE-SEED PART OF LYTHAM GREEN ASSOCIATED WITH HOSTING OF LYTHAM FESTIVAL		

## Decision

Full Planning Permission:

The authority to GRANT Planning Permission is delegated to the Head of Planning, with that decision made when he is satisfied that the applicant has provided an appropriate level of detail to satisfy the various 'pre-commencement' conditions listed below, and so these conditions can be re-worded to merely require the implementation of the submitted details.

The decision is to be subject to a series of planning conditions which will cover the matters in the suggested conditions below, although will be reworded accordingly.

## Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. CT-CAA-DR-A-1000
- Proposed Site Plan - Drawing no. CT-CAA-DR-A-1003
- Proposed site section plan - Drawing no. CT-CAA-DR-A-1004

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

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

3. Prior to the commencement of any development details of the extent and nature of the material to be imported to the site, the arrangements for the installation of this materials, and the arrangements for its drainage shall be submitted to the Local Planning Authority and agreed in writing. The development shall be undertaken in accordance with these agreed details, unless an alternative scheme is subsequently submitted and agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and order to mitigate surface water risk, and improve water quality, in accordance with Policies GD7, ENV5, CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

4. Prior to commencement of development a Construction and Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority and agreed in writing. The CEMP shall detail the biodiversity protection measures which will be implemented to protect the Lytham Foreshore Dunes and Salt Marsh Biological Heritage Sites (BHS). Thereafter the agreed CEMP shall be implemented in full unless amended details have first been submitted to the Local Planning Authority and agreed in writing.

Reason: In order to ensure that appropriate mitigation measures are put in place to safeguard the nature conservation interest of the adjacent habitat during the construction period before any development takes place in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

5. The construction works involved in the development hereby approved shall be implemented in accordance with the Construction Management Plan as set out in agents email of 21 January 2022 and associated Live Nation Site Review drawing Revision A at all times.

Reason: To maintain the safe operation of the highway and to minimise the disruption to road users and neighbouring residents as a consequence of the works in accordance with policies GD7 and T5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

6. Prior to commencement of development a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
  - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
  - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

7. Prior to the commencement of any development a Construction Risk Assessment Method Statement (RAMS) for the development shall be submitted to and approved in writing by the Local Planning Authority. The statement shall outline the potential risk from all construction activities on the United Utilities infrastructure (public sewer and rising main) that cross the site, and shall identify mitigation measures to protect these and prevent any damage to this infrastructure. The development shall only be undertaken in full accordance with the approved RAMS.

Reason: To ensure that the development can be undertaken without causing risk to the drainage and water supply infrastructure that crosses the site as required by Policy INF1b of the Fylde Local Plan to 2032 (incorporating Partial Review).