



MINUTES

Planning Committee

Date:	Wednesday, 30 March 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Gavin Harrison, Jayne Nixon, Linda Nulty, Liz Oades, Heather Speak, Stan Trudgill, Viv Willder.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Rob Buffham, Lyndsey Lacey-Simone.
Other Members:	Councillors Chris Dixon, John Singleton.
Members of the Public:	4 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 21/1054 (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 2 February 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Viv Willder substituted for Councillor Ray Thomas.

Decision Items

4. Planning Matters

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

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

5. Nominations to Outside Bodies/ Working Groups

The Committee was invited to recommend nominations to the various outside bodies/working Groups (within the remit of the Committee) for consideration at Full Council.

Following consideration of this matter it was RESOLVED:

1. To recommend the following nominations to the outside bodies for consideration by Council:
 - Duty to Cooperate - Chairman and Vice-Chairman of Planning Committee.
 - Planning Education Liaison Group – Councillors Richard Redcliffe and Linda Nulty.
 - Highways and Transportation Group - Councillors Liz Oades, Chris Dixon and Stan Trudgill.
 - Lancashire Enterprise Partnership (LEP) Joint Scrutiny Committee - Councillor Chris Dixon.
2. To confirm the membership of the following working groups that relate to the terms of reference of the Committee.
 - Local Listings Project Group - Councillors Richard Redcliffe, Julie Brickles, Heather Speak and Ray Thomas.
 - Town Centres Working Group - Councillors Richard Redcliffe, Liz Oades, David O'Rourke, Stan Trudgill, Michael Sayward, Roger Small, Michael Withers.
 - Carbon Neutral Working Group (lead committee EH& H) - Councillors Jayne Nixon and Stan Trudgill.
 - Kirkham Futures Steering Group - Councillor Liz Oades and Councillor Karen Buckley.
3. To note the reports from members currently serving on Outside Bodies.

Information Items

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

6. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 19th January and 18th March 2022.

Fylde Council copyright [2022]

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 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 the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Planning Committee Minutes - 30 March 2022

Item Number 1

Application No:	20/0363	Application Type:	Full Planning Permission
Applicant:	Mr Rigby	Agent:	Mr Henderson
Location:	BONDS OF ELSWICK, BONDS LANE, ELSWICK, PRESTON, PR4 3ZE		
Proposal:	DEMOLITION OF EXISTING RESTAURANT AND ERECTION OF 8 DWELLINGS		
Ward:	Elswick and Little Eccleston	Parish:	Elswick

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. EAD_074_01
- Proposed Site Plan - Drawing no. EAD_074_05 Rev S2
- Proposed Plans & Elevations House Type 1 (plots 1 and 5) - Drawing no. EAD_074_06 Rev S2
- Proposed Plans & Elevations House Type 2 (plots 2 and 6) - Drawing no. EAD_074_07 Rev S2
- Proposed Plans & Elevations House Type 3 (plots 3 and 7) - Drawing no. EAD_074_08 Rev S2
- Proposed Plans & Elevations House Type 4 (plots 4 and 8) - Drawing no. EAD_074_09 Rev S2

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

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with

Planning Committee Minutes - 30 March 2022

the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. No above ground works of development shall take place until details of the finished floor levels for each dwelling and the 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 new dwellings and between the development and surrounding buildings 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 policy GD7 and the National Planning Policy Framework.

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

- a) separate systems for the disposal of foul and surface water;
- b) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- c) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- e) a timetable for implementation, including details of any phased delivery; and
- f) details of how the drainage system will be maintained and managed after completion.

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

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

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before any of the dwellings hereby approved are first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs, including the retention of the existing hedge to Bonds Lane. The scheme shall also include details of the maintenance regime for this landscaping and detail of who will be responsible for this maintenance.

The duly approved soft 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 in accordance with the approved maintenance regime.

Planning Committee Minutes - 30 March 2022

Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the dwellings hereby approved shall be occupied until a scheme for the construction of all hard surfaced areas of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the layout, design and construction (including sub layers and surfacing materials) of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be laid out and made available for use in accordance with the duly approved scheme and the timetable contained therein.

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

8. The development shall be carried out in strict accordance with the tree and hedgerow protection measures detailed in section 4 of the Arboricultural Impact Assessment prepared by Karen O'Shea of 'Urban Green' (dated March 2020). The identified tree and hedgerow protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 policy GD7

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:
 - a) hours of work for site preparation, delivery of materials and construction;
 - b) arrangements for the parking of vehicles for site operatives, contractors and other visitors;
 - c) details of areas designated for the loading, unloading and storage of plant and materials;
 - d) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
 - e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
 - f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
 - g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
 - h) measures to control the emission of dust and dirt during construction;
 - i) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Planning Committee Minutes - 30 March 2022

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 policy GD7 and the National Planning Policy Framework.

10. No clearance of any vegetation and/or demolition of buildings (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 and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

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

- a) The provision of a junction table at the junction of Beech Road, Ash Road, and Bonds Lane.

The highway improvement works shall be implemented in full accordance with the details in the duly approved scheme and before any of the dwellings hereby approved are first occupied, or within any other timescale that has first been agreed in writing with the Local Planning Authority.

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure in order to achieve a safe and suitable means of access to the development for all users in the interests of highway safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework

Informative(s)

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

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

Planning Committee Minutes - 30 March 2022

Item Number 2

Application No:	21/1026	Application Type:	Full Planning Permission
Applicant:	Mr De'ath	Agent:	Mr Sinkinson
Location:	10A ST GEORGES SQUARE, LYTHAM ST ANNES, FY8 2NY		
Proposal:	CHANGE OF USE OF BUILDING FROM TWO FLATS TO A SINGLE DWELLINGHOUSE INCLUDING FIRST FLOOR SIDE AND REAR EXTENSIONS, ERECTION OF FIRST FLOOR BALCONY TO FRONT ELEVATION, CLADDING OF EXTERNAL WALLS IN RENDER TO FIRST FLOOR, ALTERATIONS TO WINDOW OPENINGS AND REMOVAL OF EXTERNAL STAIRCASE AND STORE TO REAR		
Ward:	Ashton	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan Scale 1:1250
- Existing and Proposed Plans and Elevations -Drawing no. HP 2907D PL / 21 / 07.1 Rev D

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

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

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

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Planning Committee Minutes - 30 March 2022

Informative(s)

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

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

Item Number 3

Application No:	21/1054	Application Type:	Householder Planning Application
Applicant:	Ms Blaj	Agent:	Jones
Location:	24 SUMMERVILLE AVENUE, STAINING, BLACKPOOL, FY3 0BP		
Proposal:	SINGLE STOREY SIDE AND REAR EXTENSION TO DWELLINGHOUSE INCORPORATING FOOTPRINT AND RAISING ROOF HEIGHT OF FORMER DETACHED GARAGE - PART RETROSPECTIVE APPLICATION		
Ward:	Staining and Weeton	Parish:	Staining

Decision

Granted

Conditions

1. This permission relates to the following plans:

- Location Plan - Drawing no. AJ/KT/09/12/A Rev C
- Proposed Plans - Drawing no. AJ/KT/09/12/A Rev C
- Proposed Elevations - Drawing no. AJ/KT/09/12/A Rev C

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 1 of this permission or in section 5 of the submitted application form

Planning Committee Minutes - 30 March 2022

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

3. Within two months of the date of this permission the 1.8 metre high screen along the western edge of the raised decking area (as shown on the approved drawing no. AJ/KT/09/12/A Rev C) shall be installed. The screen shall thereafter be retained, or if replaced the replacement shall be of the same 1.8 metre height and opaque.

Reason: To safeguard the privacy of occupiers of No.22 Summerville Avenue in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

Informative(s)

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

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

Item Number 4

Application No:	21/1114	Application Type:	Full Planning Permission
Applicant:	Mr Cumpsty	Agent:	Mr Hadwin
Location:	SITE 2B LAND, HALLAM WAY/ HOLLY CLOSE, WESTBY WITH PLUMPTONS		
Proposal:	ERECTION OF TERRACE OF 5NO SINGLE STOREY UNITS FOR CLASS E(G)(III) (LIGHT INDUSTRIAL) USE & CLASS B8 (STORAGE AND DISTRIBUTION) USE WITH ACCESS OFF HOLLY CLOSE AND PARKING		
Ward:	Warton and Westby	Parish:	Westby with Plumpton

Decision

Granted

Conditions

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

Planning Committee Minutes - 30 March 2022

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

2. This permission relates to the following plans:

- Location Plan drawing reference: AC/HCP3/LP/001.
- Site Location Plan drawing reference: AC/HCP3/SLP/001 revision B.
- Proposed Phase 3 Plan & Elevations drawing reference: AC/HCP3/PE/001 revision C.
- Proposed Phase 3 External Materials drawing reference: AC/HCP3/EX/001 revision B.
- Proposed Phase 3 Landscaping drawing reference: AC/HCP3/L/001 revision C.

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. The approved access design, pedestrian access points, car parking (including disabled spaces and electric charging points), covered cycle store and vehicular manoeuvring areas as detailed on drawing titled 'Proposed Phase 3 Plan & Elevations' (drawing reference: AC/HCP3/PE/001 revision C), and soft and hard landscaping as detailed on drawing titled 'Proposed Phase 3 Landscaping' (drawing reference: AC/HCP3/L/001 revision C) must be made available for use prior to first occupation of the development, and retained thereafter.

Reason: For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved plans in the interests of highway safety and visual amenity, in accordance with the policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

4. Soft and hard landscaping as detailed on drawing titled 'Proposed Phase 3 Landscaping' (drawing reference: AC/HCP3/L/001 revision C) 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, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (Incorporating Partial Review) policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

5. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the development hereby approved shall be used for the following use classes only:

- Class E (g) iii) - any industrial process which can be carried out in any residential area without detriment to the amenity of the area.
- Class B8 - Storage and Distribution.

and for no other purpose (including any other uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to those classes in any statutory instrument amending or replacing that Order.

Planning Committee Minutes - 30 March 2022

Reason: To ensure that the use of the premises remains compatible with the character of surrounding uses, to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; in accordance with the requirements of policies EC1 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, where premises are in use as Class E (g) (iii) (any industrial process which can be carried out in any residential area without detriment to the amenity of the area) or Class B8 (storage and distribution) any retail sales shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location, in accordance with Policy EC1 and EC5 of the Fylde Local Plan to 2032 (incorporating Partial Review) and NPPF21.

7. No goods of any description shall be stored on site other than within the buildings.

Reason: In the interests of the visual amenity of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review).

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

- Drainage Strategy (Keystone Design Associates Ltd, December 2021).
- Drainage General Arrangement drawing reference: A021/330/BR/01 revision A.
- Drainage Strategy during Construction Works Statement (Cumpsty Properties Ltd, 7th March 2022)

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

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

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

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

Planning Committee Minutes - 30 March 2022

of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

10. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, the development hereby approved shall be constructed in accordance with external materials illustrated on drawing titled 'Proposed Phase 3 External Materials' (drawing reference: AC/HCP3/EX/001 revision B).

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

11. If, during development, contamination is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, and archaeological sites and ancient monuments.
- c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

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

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

12. Unless otherwise agreed in writing by the Local Planning Authority through the discharge of this condition, construction of the development hereby approved shall be undertaken in accordance with the submitted Construction Method Statement and Construction Site Layout drawing received on 10th March 2022.

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

Planning Committee Minutes - 30 March 2022

Informative(s)

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:
The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

Item Number 5

Application No:	22/0013	Application Type:	Householder Planning Application
Applicant:	Maher	Agent:	Mr Ross
Location:	44 LAVERTON ROAD, LYTHAM ST ANNES, FY8 1EN		
Proposal:	ENLARGEMENT TO ROOF SPACE OF DWELLING TO CREATE SECOND FLOOR LIVING ACCOMMODATION INCLUDING RAISING OF EAVES AND RIDGE HEIGHTS, STEEPENING OF ROOF PITCH, ADDITION OF PEDIMENT ABOVE DOUBLE HEIGHT BAY WINDOW, INSTALLATION OF ROOF LIGHTS TO FRONT, REAR AND SIDE FACING ROOF PLANES AND INSERTION OF ADDITIONAL FIRST FLOOR WINDOW IN WEST FACING SIDE ELEVATION OF ORIGINAL DWELLING - RESUBMISSION OF APPLICATION 21/0910		
Ward:	Fairhaven	Parish:	St Anne's on the Sea

Decision

Granted

Conditions

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

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

2. This permission relates to the following plans:

- Location Plan - Supplied by Streetwise Maps Ltd, scale 1:1250 and dated 12/12/2018
- Proposed Plans & Elevations - Drawing no. FBC-1092-21-09-002 Rev C

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

Planning Committee Minutes - 30 March 2022

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

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

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative(s)

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

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

Item Number 6

Application No:	22/0032	Application Type:	Variation of Condition
Applicant:	Reid	Agent:	Mr Eastham
Location:	LAND TO THE REAR OF 4 GREENWAYS, LYTHAM ST ANNES, FY8 3LY		
Proposal:	APPLICATION TO VARY CONDITIONS NO.2 (APPROVED PLANS), NO. 9 (CONSTRUCTION METHOD STATEMENT), NO. 6 (CAR PARK LAYOUT) OF PLANNING PERMISSION 19/0917 TO ALLOW: 1) RE-POSITIONING OF DETACHED SINGLE STOREY BUILDING FURTHER TO THE SOUTHWEST OF ITS APPROVED LOCATION; 2) PROVISION OF CONSTRUCTION METHOD STATEMENT PURSUANT TO PLANNING PERMISSION 19/0917; 3) REVISED SITING OF FIFTH CAR PARKING SPACE TO NORTHEAST SIDE OF BUILDING.		
Ward:	Park	Parish:	St Anne's on the Sea

Decision

Granted

Planning Committee Minutes - 30 March 2022

Conditions

1. This permission relates to the following plans:

- Site plan and Streetscene elevation - Drawing no. 1383-19-03 REV. H
- Elevation and floor plan - Drawing no. 1383-19/02 REV. N

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 1 to this planning permission.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

3. The scanner and theatres hereby approved shall only be utilised between 8.30 and 1800 on weekdays (Monday to Friday inclusive) and not at anytime on Saturdays or Sundays.

Reason: To provide control over the level of use of the building in the interests of preserving the amenity of neighbouring properties from potential noise and other disturbances as required by Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and paragraph 170 of the NPPF.

4. The development hereby approved shall not provide overnight accommodation for any dogs or other animals that have the potential to create a level of noise that could be audible outside of the building.

Reason: To ensure the development is implemented without compromising residential amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

5. The five car parking spaces indicated on the approved site plan drawing listed in condition 1 of this planning permission, and the bike storage facility shown on that drawing also, shall be marked out in accordance with the details shown on the approved plan and made available for use prior to first use of the building hereby approved. Of these spaces four shall remain available for use by staff at the practice at all times thereafter.

Reason: In order to ensure the provision for vehicle parking off the highway in the interests of road safety and the amenity of neighbouring residents in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

Planning Committee Minutes - 30 March 2022

6. The areas of boundary wall to the rear of the site that are to the boundary with properties on Lindsay Avenue shall be provided to a height of 1.8 metres as indicated on the approved site plan in condition 1 of this permission prior to first use of the building hereby approved with bricks to reflect those used in the construction of the building, and shall be retained as such thereafter.

Reason: To safeguard the amenity of occupiers of neighbouring dwellings and the appearance of the area 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. The construction activity associated with the development hereby approved shall be carried out in complete accordance with the 'Construction Method Statement' undertaken by 'Skeer Chartered Building Consultancy' on behalf of Greenways Vets and Construction Management Plan - drawing no. SKEER0001 unless otherwise agreed in writing with the Local Planning Authority.

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.

8. The building hereby approved shall only be used in conjunction with the existing veterinary practice operated at no. 4 Greenways and shall not be converted or used for any other purpose or sold or rented as a separate business use.

Reason: To safeguard the amenity of occupiers of neighbouring dwellings 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.

Informative(s)

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

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