



MINUTES

Planning Committee

Date:	Wednesday, 1 September 2021
Venue:	Council Chamber, Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Frank Andrews, Alan Clayton, Chris Dixon, Noreen Griffiths, Angela Jacques, Linda Nulty, Kiran Mulholland, David O'Rourke, Viv Willder
Other Members:	Councillor Matthew Lee
Officers Present:	Ian Curtis, Andrew Stell, Rob Buffham, Andrew Rayner, Lyndsey Lacey-Simone.
Members of the Public:	10 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

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

1. Declarations of Interest

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

There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 28 July 2021 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council Procedure Rule 24:

Councillor Frank Andrews for Councillor Stan Trudgill.

Councillor Alan Clayton for Councillor Heather Speak.

Councillor Noreen Griffiths for Councillor Liz Oades.

Councillor Angela Jacques for Councillor Jayne Nixon.

Councillor Viv Willder for Councillor Ray Thomas.

Decision Items

4. Planning Matters

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

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

5. Fylde Council Tree Preservation Order 2021/0001: Land at Church Road and Albany Road, Lytham St Annes

The Chairman invited Andrew Stell (Development Manager) to introduce the report.

Following consideration of the comments received during the consultation of the Order, members of the Committee were invited to confirm Tree Preservation Order 2021/0001: Land at Church Road and Albany Road, Lytham St Anne's.

Included as appendices to the report were: A copy of the objection letter, Tree Preservation Order 21/0001: Land at Church Road and Albany Road, Lytham St Anne's and a copy of the Regulation 5 letter.

The Committee RESOLVED: To confirm Tree Preservation Order 2021/0001 without modification to enable it to become permanently effective.

Information Items

Rob Buffham - Senior Development Officer

The Chairman welcomed Rob Buffham, Senior Development Officer, to the meeting who had recently returned to work at Fylde Council.

6. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 16/7/21 and 20/8/21.

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Planning Committee Minutes

01 September 2021

Item Number: 1

Application Reference:	20/0953	Type of Application:	Change of Use
Applicant:	Pete Marquis Developments	Agent :	Strategic Development and Cost Consultants
Location:	LAND EAST OF KINETON LODGE, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HS		
Proposal:	CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO THE KEEPING OF HORSES, ERECTION OF A STABLE BUILDING FOR PRIVATE USE COMPRISING OF 4 NO. STABLES AND A TACK ROOM AND FEED STORE AND MANURE STORE ON HARDSTANDING AREA, AND FORMATION OF CONNECTING TRACK FROM EXISTING FIELD GATE		

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. S1/27/20LOC Rev A
- Proposed Plans, Elevations & Site Plan - Drawing no.,. M27/20P3B1 Rev G

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 to this planning permission. The concrete blockwork that forms the plinth base of the building's elevations shall be no higher than 0.5 metres in height when measured from the existing ground level immediately adjacent to the building.

Reason: To ensure the use of appropriate materials and a finished appearance which are sympathetic to the character of this rural area in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. The equestrian use of the site and the stable building hereby approved shall be for private equestrian purposes only with no livery, breeding, training, showing or other commercial equestrian related activities carried on, in or from the site and building.

Reason: The use of the development in connection with any commercial operation would potentially cause increased activity at the site and vehicle movements to it contrary to the provisions of policy GD7 of the Fylde Local Plan to 2032.

5. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, if any external lighting is to be installed on the building(s) and/or the external areas of the site a scheme including details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields or hoods to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. The stables hereby approved shall not be brought into use until the manure store shown on the approved site plan has been constructed to the size, location and materials shown on that plan, and until a scheme with the details for its covering arrangements along with the arrangements in place to ensure that it retains an appropriate capacity for the level of equestrian use hereby approved. The manure store shall thereafter be operated in accordance with the duly approved scheme before the stables are first brought into use.

Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers and to ensure a sympathetic appearance for the manure store which is compatible with the character of the site and its surroundings in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 2

Application Reference:	21/0480	Type of Application:	Full Planning Permission
Applicant:	Mr Saunders	Agent :	Graham Anthony Associates
Location:	RIVERSIDE CHALET PARK, OCCUPATION LANE, SINGLETON, POULTON-LE-FYLDE, FY6 7RA		
Proposal:	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 :- Application Deferred

Reason

1. The decision on the application was deferred to enable officers to engage in further discussions with the applicant's agent on matters that may be the subject of planning conditions should the scheme proceed to approval, including (i) a revision of the site layout to provide a more sympathetic layout of the site with more clarity over the extent and nature of the landscaping proposals, and (ii) greater clarity over the potential implications of the development on existing occupiers of the site.

On receipt of a revised proposal there is to be a re-consultation exercise with the Parish Council, local residents and other consultees as necessary in advance of the application being returned to Committee for a decision at the earliest opportunity.

Item Number: 3

Application Reference:	21/0545	Type of Application:	Full Planning Permission
Applicant:	Brandhills Partnership	Agent :	ML Planning Consultancy Ltd
Location:	SHORROCKS FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
Proposal:	CHANGE OF USE OF AGRICULTURAL BUILDING TO A MIXED USE WITHIN CLASSES E(G) (BUSINESS) AND/OR B8 (STORAGE OR DISTRIBUTION) INCLUDING ASSOCIATED EXTERNAL ALTERATIONS TO BUILDING AND FORMATION OF 29 SPACE VEHICLE PARKING AREA - PART RETROSPECTIVE APPLICATION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 'Stanfords Vector Map'
- Proposed site plan - Drawing no. ML/LMSG/6012 REV. A
- Proposed location plan, floor plan, roof plan - Drawing no. ML/LMSG/6008
- Proposed elevation plans Drawing no. ML/LMSG/6007

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 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.

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order revoking and re-enacting that Order with or without modification, the development hereby

approved shall only be subdivided as shown on the approved layout plan (Drawing: ML/LMSG/6008), and the respective parts of that building shall only be used for the indicated purposes which fall within Classes B8 and E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument amending or replacing that Order.

Reason: To ensure that the future use of the premises is limited to one which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit in order that it remains compatible with and does not have any adverse amenity impacts upon the occupiers of nearby dwellings; to ensure that the level of parking provided by the development remains sufficient to serve the use in the interests of highway safety; and to preserve the vitality and viability of neighbouring centres by preventing the building being changed to a main town centre use without the application of the sequential test in accordance with the requirements of policies GD7, EC5 and T5 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

5. Prior to the first use of the building for any Class B8 or Class E(g) uses as permitted by this planning permission, the works to widen the internal access road as shown on drawing ML/LMSG/6012 shall be undertaken, with the access maintained at this width thereafter.

Reasons: To enable all traffic to enter and leave the premises in a safe manner without causing a hazard to other road users, in accordance with the requirements of Policies GD7 and T5 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. Prior to the first use of the building for any Class B8 or Class E(g) uses as permitted by this planning permission, a soft landscaping scheme relating to the development site 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. The duly approved soft landscaping scheme shall be carried out during the first planting season after the approval of the landscaping scheme 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 rural area 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. There shall be no external storage of any plant, tools, equipment, machinery, materials or other appurtenances associated the use hereby permitted.

Reason: To limit the area of the site that can be used for storage to internal storage only, in order to minimise the visual effects arising from external storage on the character and appearance of the surrounding area and adjoining countryside, and to ensure that the land to be used as a "turning area and parking" (as identified on drawing no. ML/LMSG/6008) remains free from obstruction in order to allow sufficient space for vehicle parking in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD4, GD7 and ENV1, and the National Planning Policy Framework.

8. Any of the physical alteration works or re cladding of the building hereby approved shall only be undertaken in accordance with the mitigation measures identified in section 9.2 of the document titled 'Bat, Barn Owl and Nesting Bird Survey at 'Shorrocks Farm, Wharles' by Envirotech (report reference 7092, Version 2) shall be carried out in full.

Reason: To ensure that adequate mitigation measures are implemented as part of the development in order to limit the potential for harm to, and that it does not adversely affect the favourable conservation status of, any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

9. Prior to the first use of the building for any Class B8 or Class E(g) uses as permitted by this planning permission, a scheme for the incorporation of the following biodiversity enhancement measures (including details of their number, location and specification) into the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:

- a) The installation of bat boxes.
- b) The installation of bird boxes to provide habitat for a range of bird species likely to be attracted to the site
- c) The landscaping of the site with plant species that are to be established to be attractive to native wildlife species

The biodiversity enhancement measures shall thereafter be provided in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

10. Notwithstanding any details contained within the application, if any external lighting is to be installed on the building and/or the external areas of the site, a scheme with the following details shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed:

- a) position and height on the building and/or site;
- b) spillage, luminance and angle of installation; and
- c) any shields or hoods to be fixed to the lights

Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from the visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

11. Vehicle movements to and from the premises associated with the uses hereby permitted, including waste collections and deliveries for the development shall only take place between the hours of 07:00 and 22:00 on any day.

Reason: To limit the potential for noise generation from visits to the site by vehicles when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising and to safeguard the amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 4

Application Reference: 21/0586		Type of Application: Variation of Condition	
Applicant: Lowther Gardens (Lytham) Trust		Agent : Creative SPARC Architects	
Location: LOWTHER PAVILION, LOWTHER GARDENS SITE, WEST BEACH, LYTHAM ST ANNES, FY8 5QQ			
Proposal:		APPLICATION FOR MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 18/0302 RELATING TO EXTENSIONS AND ALTERATIONS OF PAVILION BUILDING, WITH AMENDMENT BEING TO ADD A CONDITION RELATING TO THE PHASING OF DEVELOPMENT AND TO VARY THE WORDING OF CONDITION 3 (FACILITIES MANAGEMENT PLAN) ,4 (SIGNAGE ARRANGEMENTS), 7 (CONSTRUCTION MATERIALS) AND 9 (LANDSCAPING ARRANGEMENTS)	

Decision

Variation of Condition :- Granted

Conditions and Reasons

1. The development must be begun not later than the expiration of three years from the date of planning permission 18/0302 (i.e. by 7 November 2021).

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 and to ensure that the date of expiry of this permission is consistent with the extant planning permission that is to be varied.

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - SPARC drawing 16-01 PL01
- Proposed Layout Plan Pavilion- SPARC drawing 16-06
- Proposed Layout Plan Extension - SPARC drawing 16-07

- Proposed Elevations Overall - SPARC drawing 16-09
- Proposed Elevations Pavilion - SPARC drawing 16-10
- Proposed Elevations Extension - SPARC drawing 16-11
- Arboricultural Impact Plan - SPARC drawing 16-14
- Bin Store drawing 16-01 PL16
- Outdoor classroom section drawing 159.3.02
- Landscape proposals - Relandscape Landscaping layout plan 159.3.01

Supporting Reports:

- Design and Access and Heritage Statement by SPARC 09/04/18
- Arboricultural Constraints Appraisal by Bowland Tree Consultancy Ltd January 2018

Reason: To provide clarity to the permission.

3. Prior to the commencement of any development hereby approved, a detailed Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. This Phasing Plan shall confirm the number of phases of work that are to be undertaken and the extent of works within each phase. The development hereby approved shall thereafter only be implemented in accordance with the approved phasing unless an alternative phasing has been submitted and approved in writing by the Local Planning Authority.

Reason: To provide clarity over the delivery of the overall development, and to ensure that it is undertaken in a manner that allows for the community facilities on the wider Lowther Gardens site to remain functional during construction works in accordance with Policies EC6 and ENV5 of the Fylde Local Plan to 2032.

4. That prior to the commencement of the works set out in each phase of the works approved by the Phasing Plan as agreed under condition 3 of this planning permission, a Facilities Management Plan for that phase of the works shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall identify measures to be implemented to ensure that the works within each phase ensure that key facilities within and around the site are maintained, with these details including:
 - a) Access arrangements to the Gardens by pedestrians during and post-construction on each phase
 - b) Access arrangements to the Pavilion by pedestrians during and post-construction on each phase
 - c) Access arrangements to the site by visitor vehicles during and post-construction on each phase
 - d) Access arrangements to the site by construction traffic during construction on each phase
 - e) Access arrangements to the Gardens by service vehicles during and post-construction on each phase
 - f) Access arrangements to the Pavilion by service vehicles during and post-construction on each phase
 - g) The provision of adequate and appropriately designed parking areas for all users during and post-construction on each phase
 - h) The retention of a public toilet facility during and post-construction on each phase
 - i) The extent of any works to existing and proposed landscaping within each phase.

Reason: To ensure that the development is undertaken in a coordinated manner that provides certainty that Lowther Pavilion and Lowther Gardens will continue to function appropriately through the development given their important role to the local tourism economy and to

respect the character of the conservation area. This is in accordance with Policies EC6 and ENV5 of the Fylde Local Plan to 2032.

5. That prior to the commencement of the works set out in each phase of the works approved by the Phasing Plan as agreed under condition 3 of this planning permission full details of the proposed signage for the car park, pedestrian access and HGV delivery entrance shall be submitted and approved in writing by the Local Planning Authority, for the phase of works due to be commenced. These signs shall be erected in accordance with that phasing and then retained thereafter.

Reason: To avoid conflict between highway users and between construction works and other users of the site in the interests of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032

6. The external terraces and outdoor classroom area hereby approved shall be closed to patrons no later than 21:00 on any day and there shall be no amplified music or other amplified entertainment performed within these areas at any time.

Reason: to safeguard the amenity of adjacent residents and locality in general, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the requirements of para 185 of NPPF21.

7. During performances of amplified entertainment within the premises all doors and windows shall remain closed except for access and egress.

Reason: to safeguard the amenity of adjacent residents and locality in general, in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the requirements of para 185 of NPPF21.

8. That prior to the commencement of the works set out in each phase of the works approved by the Phasing Plan as agreed under condition 3 of this planning permission, details of all construction materials including timber and steel cladding, doors and roofing materials shall be submitted to and approved in writing by the Local Planning Authority for the phase of works due to be commenced. The details shall include the proposed materials finish and profile. The development shall be constructed in accordance with the approved materials.

Reason: In the interests of visual amenity of the area and the conservation area in accordance with policies GD7 and ENV5 of the Fylde Local Plan to 2032.

9. Samples of materials proposed for all hard surfaced areas of the site shall be submitted to the Local Planning Authority for approval 14 days prior to the commencement of any surfacing work on site, and thereafter only approved materials shall be used either during the initial works or subsequently in any repairs to the surfaces.

Reason: In the interests of visual amenity of the area and the conservation area in accordance with policies GD7 and ENV5 of the Fylde Local Plan to 2032.

10. That prior to the commencement of the works set out in each phase of the works approved by the Phasing Plan as agreed under condition 3 of this planning permission, a landscaping scheme, including soft and hard surface landscaping, shall be submitted to and approved in writing by the Local Planning Authority relating to the works approved by the phase of works due to be commenced. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such

variations shall be deemed to be incorporated in the approved scheme and programme.

The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality as required by policies GD7 and ENV5 of the Fylde Local Plan to 2032.

11. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farmyard 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: In the interests of visual amenity of the area and the conservation area in accordance with policies GD7 and ENV5 of the Fylde Local Plan to 2032.

12. No development within a phase of the works identified in condition 3 of this permission shall be commenced until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that particular phase of works. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety as required by Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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:

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