



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 8 December 2021
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Richard Redcliffe (Chairman) Councillors Frank Andrews, Tim Armit, Gavin Harrison, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Officers Present:</b>	Ian Curtis, Andrew Stell, Rob Buffham, Matthew Taylor, Lyndsey Lacey-Simone.
<b>Members of the Public:</b>	2 Members of the public were in attendance.

### Chairman for the meeting

In the absence of the Chairman, Councillor Redcliffe was in the Chair.

### Public Speakers

There were no registered speakers.

### 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 1 December 2021 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Frank Andrews substituted for Councillor Trevor Fiddler.

At this juncture, the Chairman drew members attention to the Late Observation Schedule which had been issued earlier in the day. In doing so, he highlighted that the local planning policy basis for determining the planning applications on the agenda had changed. This was a consequence of the formal adoption of the Fylde Local Plan to 2032 (incorporating Partial Review) at Full Council on 6 December 2021. The effect of this change is to revise the local planning policy basis for the decisions to the Partial Review version of the development plan rather than that quoted in the agenda papers which is the Fylde Local Plan to 2032 as adopted in October 2018.

The Committee was advised that the agenda items had been drafted with an awareness of this expected change

in the development plan. There were no specific implications arising from this change being formalised either to the recommendations or to the suggested conditions. He added that policy references in the reasons for the conditions on the agenda should all be revised to refer to the Fylde Local Plan to 2032 (incorporating Partial Review) to reflect the revision to the adopted development plan on 6 December 2021.

#### 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 Observation Schedule was circulated prior to the meeting.

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

(Councillor Stan Trudgill was not in attendance during the consideration and voting on planning application nos: 21/0627, 21/0628, 21/0815 and 21/0822)

#### 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 received between 23/10/2021 and 26/11/2021.

At the conclusion of the meeting, Councillor Redcliffe wished members and officers a very happy Christmas and thanked all for their commitment, attendance and contribution.

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# Planning Committee Minutes

## 08 December 2021

Item Number: 1

<b>Application Reference:</b>	21/0627	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr McDonald	<b>Agent :</b>	
<b>Location:</b>	BULLHORNS SMOKEHOUSE, 32 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
<b>Proposal:</b>	ERECTION OF SINGLE STOREY TIMBER SHELTER TO REAR TO PROVIDE COVER FOR EXTERNAL FOOD 'SMOKERS' (RETROSPECTIVE)		

### Decision

Application Deferred

### Reason

The decision on the application was deferred to allow the following matters to be considered further by officers and an updated report presented to a future meeting of Committee:

1. To seek greater clarification over the use of the outbuilding, how this use relates to the use of the site as a whole, the scope for the use of the building to be undertaken within the main building, and whether doing so would require alterations to the building.
2. To seek views from the council's Regeneration Team specifically regarding whether the retention of the outbuilding in its current location has any detrimental implications for the delivery of the Kirkham Futures town centre improvement project.
3. To clarify whether there is a need for Listed Building Consent for the retention of the outbuilding as is proposed in application 21/0628.

**Item Number:** 2

<b>Application Reference:</b>	21/0628	<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Mr McDonald	<b>Agent :</b>	
<b>Location:</b>	BULLHORNS SMOKEHOUSE, 32 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
<b>Proposal:</b>	LISTED BUILDING CONSENT ERECTION OF SINGLE STOREY TIMBER SHELTER TO PROVIDE COVER FOR EXTERNAL FOOD 'SMOKERS'		

### **Decision**

Application Deferred

### **Reason**

The decision on the application was deferred to allow the following matters to be considered further by officers and an updated report presented to a future meeting of Committee:

1. To seek greater clarification over the use of the outbuilding, how this use relates to the use of the site as a whole, the scope for the use of the building to be undertaken within the main building, and whether doing so would require alterations to the building.
2. To seek views from the council's Regeneration Team specifically regarding whether the retention of the outbuilding in its current location has any detrimental implications for the delivery of the Kirkham Futures town centre improvement project.
3. To clarify whether there is a need for Listed Building Consent for the retention of the outbuilding as is proposed in application 21/0628.

**Item Number:** 3

<b>Application Reference:</b>	21/0712	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	River Properties Ltd	<b>Agent :</b>	Creative SPARC Architects
<b>Location:</b>	THE CHADWICK HOTEL, 109-115 SOUTH PROMENADE, LYTHAM ST ANNES, FY8 1NP		
<b>Proposal:</b>	ERECTION OF SPLIT LEVEL 3-5 STOREY BLOCK OF 29 APARTMENTS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND COMMUNAL FACILITIES INCLUDING FORMATION OF NEW ACCESSES OFF LIGHTBURNE AVENUE		

**Decision:**

Power to grant permission, subject to the adoption of the “Habitat Regulations Assessment” prepared by ‘Envirotech Ecological Consultants’ (document reference ‘21-6-21 Rev3’) and the conditions set out below, was delegated to the Head of Planning and Housing if either stipulation 1 or 2 below is satisfied and otherwise to refuse permission:

**Stipulation 1:**

The applicant has entered into a planning obligation pursuant to S106 of the Town and Country Planning Act (as amended) securing the following:

- a) A contribution of £938,220 towards the off-site provision of affordable housing within the borough of Fylde.
- b) A contribution of £29,000 towards the provision of new facilities, or enhancement of existing facilities, for public open space purposes within the vicinity of the site.
- c) A contribution of £7,016 towards addressing the expected shortfall in Primary Care capacity to serve the occupants of the development to be spent in connection with the provision and/or enhancement of healthcare facilities at St Annes Primary Care Centre.
- d) A contribution of £23,061.75 towards addressing the expected shortfall in secondary education capacity to serve the occupants of the development to be spent at Lytham St Annes High School as identified in the assessment from Lancashire County Council dated 18.11.21 (or any other named infrastructure project in any subsequent assessment that succeeds it).
- e) A fee equivalent to £300 per trigger towards the Council’s costs incurred in monitoring each of the contributions in a), b) and c) above.

**Stipulation 2:**

The local planning authority has either:

- (1) received updated assessments from a relevant consultee advising that the contributions set out under stipulation 1 above should be altered and/or are no longer required; or
- (2) received from the applicant robust financially-based justification which satisfies the Head of Planning and Housing (after taking into account and giving substantial weight to the advice and recommendations of the assessor engaged by the local planning authority to undertake independent review of viability evidence– this being Keppie Massie) that the collection of the contributions set out under stipulation 1 would make the development economically unviable

and the applicant has entered into a planning obligation pursuant to S106 of the Town and Country Planning Act (as amended) which the Head of Planning and Housing is satisfied secures the contributions and fees set out under stipulation 1, adjusted to take account of the matters set out under (1) or (2) above, as applicable.

### Conditions and Reasons

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:

Drawing no. 19-07 PL01 – Location plan.  
Drawing no. 19-07 PL03 – Proposed site plan.  
Drawing no. 19-07 PL04 – Proposed layout plans sheet 1.  
Drawing no. 19-07 PL05 – Proposed layout plans sheet 2.  
Drawing no. 19-07 PL06 – Proposed layout plans sheet 3.  
Drawing no. 19-07 PL07 – Proposed roof plan.  
Drawing no. 19-07 PL08 – Proposed elevations sheet 01 of 03  
Drawing no. 19-07 PL09 – Proposed elevations sheet 02 of 03  
Drawing no. 19-07 PL10 – Proposed elevations sheet 03 of 03  
Drawing no. 19-07 PL11 – Proposed contextual street elevations.  
Drawing no. 19-07 PL13 – Proposed accessibility strategy.  
Drawing no. 19-07 PL14 – Proposed landscape scheme.  
Drawing no. 19-07 PL16 – Bin store & bike store elevations.

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. 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 buildings have been submitted to and approved in writing by the Local Planning Authority. The materials shall demonstrate compliance with the details set out on pages 46-48 of the Design and Access Statement by 'Creative Sparc Architects Limited' (document reference 19-07, dated 23.07.2021) and shall include the type, colour and texture of the materials to be used. 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 the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. 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;
- c) 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;
- d) arrangements for the parking of vehicles for site operatives and visitors;
- 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 the construction period;
- i) measures to monitor and control noise and vibration during the construction period, including the management of complaints;
- j) the siting, luminance and design of any external lighting to be used during the construction period;
- k) the erection and maintenance of security hoarding;
- l) 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.

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, vibration, 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.

5. No development shall take place until a scheme to deal with the risks associated with contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) A Phase II site investigation based on the recommendations contained in the document titled "Desk Study with Walkover Survey" by 'Sub Surface North West Limited' (document reference 7217, dated May 2021) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off the site.
- b) The results of the site investigation and the detailed risk assessment referred to in a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment 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.

6. No above ground works of development shall take place until details of finished ground floor levels for the buildings 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 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.

7. No 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. The scheme shall be based on the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and shall include:

- a) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and the potential to dispose of surface water through infiltration.
- b) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change).
- c) Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i. The sustainable drainage system layout showing all pipe and structure references, dimensions and design levels.
  - ii. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
  - iii. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of the building to confirm a minimum 150mm+ difference for FFL.
  - iv. Details of proposals to collect and mitigate surface water runoff from the development boundary.
  - v. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied.

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 sustainable 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.



8. No development shall take place until a scheme for the management of surface water and pollution prevention during the construction period has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:
- a) Measures taken to ensure surface water flows are retained on-site during the construction period and, if surface water flows are to be discharged from the site, that they are done so at a specified, restricted rate.
  - b) Measures taken to prevent siltation and pollutants from the site entering into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall thereafter be carried out in accordance with the duly approved scheme for the entirety of the construction period.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during the construction phase in order that it does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact existing or proposed water bodies in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies CL1, CL2 and GD9, and the National Planning Policy Framework.

9. None of the dwellings hereby approved shall be occupied unless and until a Verification Report and Operation and Maintenance Plan for the surface water drainage system to be installed pursuant to condition 7 of this permission have been submitted to and approved in writing by the Local Planning Authority.

The Verification Report shall: i) demonstrate that the surface water drainage system installed pursuant to condition 7 of this permission has been constructed in accordance with the duly approved scheme (or detail any variations); and ii) contain information and evidence, including photographs, details and locations (including national grid references) of the following (where applicable): 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 a final 'operation and maintenance manual' for the sustainable surface water drainage system as constructed.

The Operation and Maintenance Plan shall include: i) details of appropriate operational, maintenance and access requirements for each sustainable drainage component, with reference to published guidance, for the lifetime of the development as constructed; and ii) arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a management company and any means of access for maintenance and easements, where applicable.

The surface water drainage system shall thereafter be retained, managed and maintained in accordance with the duly approved Verification Report and Operation and Maintenance Plan.

Reason: To ensure that flood risks from the development to the future occupiers of the development and the occupiers of neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development is constructed in accordance with the duly approved surface water drainage scheme and that suitable measures are put in place for its future management and maintenance 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. The six dwellings which are identified as being “(wheelchair adaptable)” on drawing nos. 19-07 PL04, 19-07 PL05 and 19-07 PL06 shall be constructed to comply with optional requirement

M4(3)(2)(a) contained in Part M, Schedule 1 of the Building Regulations 2010 (as amended).

Reason: To ensure that the development delivers a suitable proportion of dwellings that are designed to provide specialist accommodation for the elderly in order to satisfy the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy H2 and to provide an appropriate mechanism to secure compliance with optional requirement M4(3)(2)(a) under Part M, Schedule 1 of the Building Regulations 2010 (as amended).

11. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. 19-07 PL14 and detailed in the accompanying planting schedule (the 5 page document comprising a table labelled 1-48) shall be carried out during the first planting season that occurs after any dwelling hereby approved is first occupied. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. 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 order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene by providing a garden-fronted setting to the development and to provide appropriate 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.

12. 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 details of the siting, height, design, materials and finish of all boundary treatments, gates and any other means of enclosure within the development have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments, gates and any other means of enclosure shall be constructed in full accordance with the duly approved details before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to achieve clear demarcation of public and private areas, to ensure that any gates positioned across vehicular accesses do not obstruct or impede a safe and suitable means of access into the site from the public highway and 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.

13. None of the dwellings hereby approved shall be occupied until a Biodiversity Enhancement Plan (BEP) for the development has been submitted to and approved in writing by the Local Planning Authority. The BEP shall include 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:

- a) The installation of bat boxes.
- b) The installation of bird boxes.

The duly approved BEP shall thereafter be implemented in full accordance with the details and timetable contained therein.

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

14. None of the dwellings hereby approved shall be occupied until a scheme for the distribution of homeowner information packs to inform new occupiers of the development of the importance of surrounding designated nature conservation sites has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a copy of the homeowner information pack and details of when, how and to whom these will be distributed (including provisions for future occupiers). The homeowner information packs shall be distributed in accordance with the duly approved scheme, and shall be maintained as such thereafter.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to it – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites through recreational disturbance in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

15. None of the dwellings hereby approved shall be occupied 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 tactile paving and associated kerbing works in the following locations: i) at all pedestrian crossing points on the east and west sides of Lightburne Avenue (including its intersections with Alexandria Drive and Clifton Drive South) located between the development's northern access and the eastbound and westbound bus stops located on the north and west sides of its junction with Clifton Drive South; ii) on both sides (north and south) of the pedestrian refuge (including the refuge itself and the crossings within the footway which lead onto that refuge) located in the centre of the carriageway of Clifton Drive South approximately 32 metres east of the junction with Lightburne Avenue; iii) on both sides (north and south) of the pedestrian refuge (including the refuge itself and the crossings within the footway which lead onto that refuge) located in the centre of the carriageway of South Promenade approximately 125 metres northwest of the junction with Lightburne Avenue; and iv) on both sides of each of the vehicular accesses into the development to be created from Lightburne Avenue.
- b) The provision of raised kerbing to quality bus stop standard at the two bus stops located on the eastbound (Stop name: St Annes, York Road (by) and Stop ID 2500B0350) and westbound (Stop name: St Annes, York Road (opp) and Stop ID 2500B0370) carriageways of Clifton Drive South which are closest to the junction with Lightburne Avenue.

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

Reason: To enhance and improve the usability and identification of walking routes between the site and existing bus stops and recreational routes in order to encourage modal shift and to maximise opportunities for travel by sustainable modes of transport, in the interests of

ensuring a safe and suitable means of access to the site for all users and to enhance existing public transport provision for all users in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, the National Planning Policy Framework and the Equality Act 2010.

16. No above ground works of development shall take place until a scheme for the design and construction of the development's vehicular accesses from Lightburne Avenue (the siting, layout and geometry of which are shown on drawing no. 19-07 PL03) has been submitted to and approved in writing by the Local Planning Authority. The development's vehicular accesses shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure a suitable and safe means of access to the site for all users and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

17. Before any of the dwellings hereby approved are first occupied, all the hard landscaped areas (including those for vehicle parking and manoeuvring and providing pedestrian walking routes) indicated on drawing no. 19-07 PL14 shall be constructed and made available for use in accordance with the details and specification (including surfacing materials) shown on the approved plan. The duly constructed hard landscaped areas shall be retained as such thereafter.

Reason: To ensure a safe and suitable means of access for all users, in order that there is adequate provision for vehicle parking and manoeuvring clear of the highway and to ensure appropriate surface treatment of hard landscaped areas in the interests of road safety and visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies T5 and GD7, and the National Planning Policy Framework.

18. Before any of the dwellings hereby approved are first occupied a scheme for the provision of charging points for plug-in and other ultra-low emission vehicles within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the number, siting and design of the charging points. All the charging points shall be provided and made available for use in accordance with the duly approved scheme before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: To support the shift towards new technologies and fuels by promoting low carbon travel choices and to ensure that the development delivers suitable infrastructure which is designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy T4 i) and paragraphs 107 e) and 112 e) of the National Planning Policy Framework.

19. None of the dwellings hereby approved shall be occupied until the 12 secure bicycle parking spaces (including all associated stands and fixtures) to be located within the building shown on drawing nos. 19-07 PL03 and 19-07 PL16 have been installed and made available for use in accordance with the details shown on the approved plans. The duly installed bicycle parking spaces shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T4, and the National Planning Policy Framework.

20. None of the dwellings hereby approved shall be occupied until the bin store to be located within the building shown on drawing nos. 19-07 PL03 and 19-07 PL16 has been constructed and made available for use in accordance with the details shown on the approved plans. The duly constructed bin store shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles in the interests of the amenity of future occupiers and to achieve an appropriate appearance for these storage facilities in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

**Informative notes:**

**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 various solutions during pre-application discussions in order to ensure that the proposal comprises sustainable development and would improve the economic, social and environmental conditions of the area in accordance with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 and 39 of the National Planning Policy Framework.

**2. Highways (conditions 15 and 16):**

With respect to the requirements of conditions 15 and 16 of this permission, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need, requirements and/or timescales for a section 278 Agreement under the Highways Act (1980) to be entered into with respect to the carrying out of any engineering works within the adopted highway in order to satisfy the requirements of these conditions.

**3. Advice concerning contents of homeowner information packs for condition 14:**

Natural England's advice in their response dated 26.08.21 indicates that that any homeowner information pack (including the one which will need to be submitted to discharge condition 14 of this permission) should include, but not necessarily be limited to, the following:

- Introduction letter to the pack, setting out the issue and providing a contents page of included documents.
- Description of the designated sites and their features, this should include a map explaining the boundaries of the designated sites.
- An explanation of the sensitivities of features to recreational disturbance and key sensitive times for the features of the designated sites.
- List any access restrictions in the local area (i.e. under the Countryside and Rights of Way Act 2000, Marine and Coastal Access Act 2009 or Byelaws).
- Suggestions of alternative recreational sites (i.e. parks, walking or cycling routes).
- Code of conduct (i.e. not disturbing flocks of feeding / roosting birds, suggested distances to keep from birds).
- Suggested areas for responsible bird watching and opportunities for people to get involved in the local natural environment (i.e. volunteering opportunities).

Natural England would also expect the following principles to be followed for the packs;

- The homeowner packs are tailored to the location of the development and the designated sites in the area.
- Tailored to the audience using clear and easy to understand language.
- An appropriate format is used to present the homeowner packs (i.e. print, size).

**4. Adoption of Habitat Regulations Assessment:**

In issuing this decision the local planning authority has had regard to the document titled "Habitat Regulations Assessment" prepared by 'Envirotech Ecological Consultants' (document reference '21-6-21 Rev3') and the comments from Natural England in their letter dated 26.08.21 confirming that they are in agreement with the conclusions in the Habitat Regulations Assessment that, with appropriate mitigation in place (as secured by condition 14 of this permission) the development, either alone or in combination with other plans or projects, would not have an adverse effect on the integrity of the Ribble and Alt Estuaries Ramsar site, Special Protection Area and Site of Special Scientific Interest, nor would it damage the interest features for which those sites have been notified.

In order to fulfil its duty as a Competent Authority in accordance with the requirements of regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), the local planning authority has adopted the abovementioned Habitat Regulations Assessment by 'Envirotech Ecological Consultants' as part of its decision.

**Item Number:** 4

<b>Application Reference:</b>	21/0794	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Sr Sports services	<b>Agent :</b>	
<b>Location:</b>	LOWTHER GARDENS SITE, WEST BEACH, LYTHAM ST ANNES		
<b>Proposal:</b>	REDEVELOPMENT OF EXISTING TENNIS COURT AREA WITH INSTALLATION OF 2 NO. PADEL TENNIS COURTS WITH ASSOCIATED 4M HIGH SURROUND IN A MIXTURE OF GLASS, PLASTIC AND GREEN WELDED MESH AND 6M HIGH FLOODLIGHTS, INSTALLATION OF 6M HIGH FLOODLIGHTS TO 1. NO. RETAINED TENNIS COURT, AND RETROSPECTIVE CONSENT FOR CONSTRUCTION OF PORTABLE STORE/ OFFICE.		

## 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 reference: 2106 1.01
- Proposed block plan drawing reference: 2106 2.01
- Proposed PADEL court plan and elevations drawing reference: 2.02

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 installation of any external lighting hereby approved, details of the lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with the submitted lighting report (Lightnation Direct Sports Lighting and lx level plan (1) and (2) received on 20/09/21) and shall include:
  - a) column colour.
  - b) column head design.
  - c) use of shrouds and cowls where feasible.

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 is appropriately designed and 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 (incorporating Partial Review) policies GD7, ENV3 and ENV5, and the National Planning Policy Framework.

4. Construction activities, including any deliveries to or from the site, associated with this development shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

With no works on Sunday or Bank Holidays.

Reason: 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.

5. Use of the development hereby approved shall only take place between the hours of:

08:00 - 21:00 Monday to Friday.

08:00 - 20:00 Saturday.

09:00 - 20:00 Sundays and Bank Holidays.

All floodlighting that illuminates the tennis and PADEL tennis courts shall be turned off no later than:

21:15 Monday to Friday.

20:15 Saturday, Sunday and Bank Holidays.

Reason: In order to ensure a satisfactory relationship to neighbours and further minimise low risk to protected species, in accordance with Policies GD7 and ENV2 of the Fylde Local Plan to 2032 (incorporating Partial Review) 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. 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

**Item Number:** 5

<b>Application Reference:</b>	21/0815	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Robinson	<b>Agent :</b>	Creative SPARC Architects
<b>Location:</b>	COBWEBS BARN, 8 OAK LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RR		
<b>Proposal:</b>	CHANGE OF USE OF LAND TO PROVIDE EXTENSION OF DOMESTIC CURTILAGE TO PROPERTY AND ERECTION OF SINGLE STOREY SIDE EXTENSION TO FORM ANCILLARY RESIDENTIAL ACCOMMODATION FOLLOWING DEMOLITION OF EXISTING ATTACHED OUTBUILDING		

### 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, floor and elevation plan - Drawing no. 21-17 PL02 REV. A
- Proposed boundary treatment plan - Drawing no. 21-17 PL03

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. 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 (incorporating Partial Review).



4. The building hereby approved shall only be used for extended residential accommodation associated with the residential occupation of Cobwebs Barn, Oak Lane, Newton PR4 3RR as a single dwellinghouse. It shall not be sold, sublet or converted for occupation independently of that dwelling as a separate unit of residential accommodation, or used for any commercial purpose.

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to achieve a high standard of amenity for existing and future occupiers in accordance with the requirements of policies GD7 and H2 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on drawing nos. 21-17 PL03 before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments 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.

6. Notwithstanding any details shown on the approved plans and the requirements of condition no.2 of this permission, before the building hereby approved is 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. 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. 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.

7. 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 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

**Informative notes:**

**1. Precautionary Bat Informative**

Whilst the development has been assessed as low risk for protected species (including bats, great crested newts and nesting birds), the applicant is reminded that these species benefit from legal protection under the Habitat Regulations and the Wildlife and Countryside Act 1981 (as amended) and that it is an offence to disturb, harm or kill any protected species that may be encountered while carrying out the development. If any protected species are found during the development all work should cease immediately and a suitably licensed ecologist employed to assess how best to safeguard the protected species in question. Natural England should also be informed as a protected species license may be required.

**2. 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: 6**

<b>Application Reference:</b>	21/0822	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr I Hutchinson	<b>Agent :</b>	Fish Associates Ltd
<b>Location:</b>	TANGLEWOOD, SPEN LANE, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3TE		
<b>Proposal:</b>	ERECTION OF REPLACEMENT TWO STOREY DWELLING WITH ATTACHED GARAGE FOLLOWING DEMOLITION OF EXISTING BUNGALOW AND DETACHED GARAGE INCLUDING CONSTRUCTION OF FRONT BOUNDARY WALL AND GATES UP TO 1.4 METRES IN HEIGHT - RESUBMISSION OF APPLICATION 21/0445		

**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 - Scale 1:1250, produced by 'ProMap'
- Proposed Site Plan & Street Scene - Drawing no. 954/PL/02 Rev D
- Proposed Plans & Elevations - Drawing no. 954/PL/04 Rev D
- Proposed Elevations - Drawing no. 954/PL/02 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. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings 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 materials.

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).

4. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E 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 dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: To prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for future occupiers of the dwelling is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

5. Before the dwellinghouse hereby approved is first occupied the first floor en-suite windows shown on the west facing side elevation of the dwellinghouse and the first floor en-suite and dressing room windows shown on the north facing rear elevation, shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between the development and adjacent properties in order to preserve the privacy of adjoining occupiers in accordance with the requirements of Fylde Local Plan to 2032

(incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E 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 garage attached to the east side elevation of the dwelling hereby approved shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

7. The dwelling hereby approved shall not be occupied until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed 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 as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

8. If demolition of the existing dwelling has not commenced by March 2023 then no demolition shall take place until a further bat survey has been undertaken to establish whether features/habitats on the site are utilised by bats and the results submitted to and approved in writing by the Local Planning Authority. Any further survey(s) shall take place during the optimum period for bat activity (between May and August). If such a use is established, then no development shall take place until a comprehensive method statement indicating how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including the siting and design of habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any demolition of the existing dwelling is commenced.

Reason: The existing bat surveys undertaken are valid for a limited period of time. In the event that development is delayed, further surveys are required to establish whether habitats on the site which are potentially suitable to support bats are (or have become) used by these species since the initial surveys were carried out. If the additional surveys reveal that such a presence has become established, then there will be a requirement to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species 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).

**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
3. Securing revised plans during the course of the application which have overcome initial problems

**Item Number: 7**

<b>Application Reference:</b>	21/0906	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Henco International Ltd	<b>Agent :</b>	Peel Design Partnership Ltd
<b>Location:</b>	PLOT 2 PHASE 2, LAND AT CROPPER CLOSE, WESTBY WITH PLUMPTONS		
<b>Proposal:</b>	CONSTRUCTION OF 10 NO. UNITS FOR USE IN CLASS E (G) (i)-(iii), CLASS B2 OR CLASS B8 WITH ASSOCIATED ACCESS AND CAR PARKING ARRANGEMENTS		

**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 reference: 00-15-06-S2-300.
- Proposed Block plan drawing reference: 00-15-06-S2-302 D.
- Proposed Units D & E Building Plans drawing reference: 00-15-06-S2-305 A.
- Proposed Building D & E Elevations & Section drawing reference: 00-15-06-S2-306 B.

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. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. Those details shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + **40%** climate change), with allowance for urban creep.
  - b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
    - i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;
    - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;
    - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
    - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
    - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL;
    - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
    - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- The sustainable drainage strategy shall be implemented in accordance with the approved details.

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.

4. 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 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.

5. Foul and surface water shall be drained on separate systems.

Reason: To ensure 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.

6. 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 Building D & E Elevations & Section' (drawing reference: 00-15-06-S2-306 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.

7. 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.

8. 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 received on 24th November 2021.

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.

9. No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees and hedgerows located immediately to the south of the application site. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012. The Construction Exclusion Zone shall be maintained in the duly installed positions during 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 (incorporating Partial Review) policies GD7 and ENV1.

10. The approved access design, as well as the landscaped area, pedestrian access points, car parking (including disabled spaces), covered cycle store and vehicular manoeuvring areas as detailed on drawing titled 'Proposed Block plan' (drawing reference: 00-15-06-S2-302 D) 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.

11. Prior to the occupation of Units 12, 13, 14 and 15 as indicated on drawing titled 'Proposed Block plan' (drawing reference: 00-15-06-S2-302 D), the following windows in those Units shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:
  - a) Unit 12 - all first floor windows within the rear elevation of Unit 12 as indicated on drawing titled 'Units D & E Building Plans' (drawing reference: 15-06-S2-305-A).
  - b) Unit 13 - all first floor windows within the rear elevation of Unit 13 as indicated on drawing titled 'Units D & E Building Plans' (drawing reference: 15-06-S2-305-A).
  - c) Unit 14 - all first floor windows within the rear elevation of Unit 14 as indicated on drawing titled 'Units D & E Building Plans' (drawing reference: 15-06-S2-305-A).
  - d) Unit 15 - southern first floor window within the rear elevation of Unit 15 as indicated on drawing titled 'Units D & E Building Plans' (drawing reference: 15-06-S2-305-A).



The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the approved dwellings and existing properties in order to ensure a high 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.

12. Prior to the installation of any external lighting at the site, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only lighting contained in the approved scheme shall be implemented at the site.

Reason: To ensure that appropriate measures are put in place to limit the potential for light intrusion to neighbouring properties in order to ensure a high standard of amenity for existing residents in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

13. 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:

1. Class E (g) (i) - office.
2. Class E (g) (ii) - research and development of products or processes.
3. Class E (g) (iii) - any industrial process which can be carried out in any residential area without detriment to the amenity of the area.
4. Class B2 - General Industry.
5. 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.

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.

14. 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.

15. 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).

16. Prior to the first occupation of each unit hereby approved the parking spaces associated with that unit as shown on the approved site plan listed in condition 2 of this permission shall be provided and shall thereafter remain available for use for the parking of vehicles associated with the trading of that unit

Reason: To ensure the provision of adequate parking levels and allow for the effective use of the parking areas in accordance with the provisions of Policies T5 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of 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 providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

2. **Water Supply Informative**

If the applicant intends to obtain a water supply from United Utilities for the proposed development, they are advised to engage with them at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk).

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

#### **United Utilities' Property, Assets and Infrastructure Informative**

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Wastewater assets – [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially

impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.