



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 27 June 2018
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Jan Barker, Maxine Chew, Michael Cornah, Neil Harvey, Angela Jacques, John Kirkham, Kiran Mulholland, Linda Nulty, Sandra Pitman, Heather Speak
<b>Other Members Present:</b>	No other members were in attendance
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Clare Lord, Lyndsey Lacey-Simone
<b>Members of the Public:</b>	Approx 20 members of the public were in attendance during the course of the day.

### 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.

The Chairman, Councillor Trevor Fiddler declared a personal interest in item 5 (on the main agenda) relating to Planning Application LCC/2014/0101 - Proposed Exploration Well site on Land Adjacent to Roseacre Wood, Roseacre Road, Elswick - Fylde Council Application Reference 14/0440.

Councillor Heather Speak declared a personal interest in item 5 (on the main agenda) relating to Planning Application LCC/2014/0101 - Proposed Exploration Well site on Land Adjacent to Roseacre Wood, Roseacre Road, Elswick - Fylde Council Application Reference 14/0440.

Councillor John Kirkham declared a personal interest in planning application no 18/0324 relating to Three Nooks Wood, Weeton Road, Wesham.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 13 June 2018 as a correct record for signature by the Chairman.

### 3. Substitute Members

The following substitutions were reported under Council Procedure Rule 23(a):

Councillor Maxine Chew for Councillor Liz Oades.

Councillor Angela Jacques for Councillor Christine Akeroyd.

Councillor John Kirkham 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 Observation Schedule was circulated at the meeting.

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

#### 5. Planning Application LCC/2014/0101 – Proposed Exploration Wellsite on Land Adjacent to Roseacre Wood, Roseacre Road, Elswick - Fylde Council Application Reference 14/0440

The Chairman invited Mark Evans (Head of Planning and Housing) to introduce the report. In doing so, Mr Evans advised the Committee that the Council had received a letter from Lancashire County Council (dated 13 June), seeking comments on an updated Environmental Statement prepared by Cuadrilla in relation to a county matter application 2014/0101 (FBC reference 14/0440) Proposed Exploration Wellsite on land adjacent to Roseacre Wood, Roseacre Road, Elswick. Mr Evans further expanded on the matter at the meeting.

A copy of the letter and associated documentation was included as an appendix to the report.

Following consideration of this matter, it was RESOLVED: to delegate authority to the Head of Planning and Housing to respond to the Lancashire County Council (LCC) consultation stating that Fylde Council maintains its objection to the overall scheme; notes the updates to the original Environmental Statement and if LCC deem the documentation (as circulated) to be accurate, seek full compliance with the mitigation offset out in the Statement.

#### 6. Home Farm, Lytham - Local List of Heritage Assets

By reason of special circumstances, which were detailed in the report, the Chairman was of the opinion that this item should be considered as a matter of urgency.

Following the introduction by the Chairman, Mark Evans (Head of Planning and Housing) was invited to present the report. Members were advised that following consideration by the Local List Expert Panel, Home Farm, Lytham had been identified as a building of local historic and architectural interest and as a result, the Panel had recommended that it be added to the 'Local List'.

Following consideration of this matter, it was RESOLVED that Home Farm, Lytham be added to the Local List of Buildings of architectural and historic Interest.

### Information Items

#### 7. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 11 May and 15 June 2018.

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# Planning Committee Minutes

## 27 June 2018

Item Number: 1

<b>Application Reference:</b>	17/0957	<b>Type of Application:</b>	Reserved Matters
<b>Applicant:</b>	Story Homes Limited and Hollins Strategic Land	<b>Agent :</b>	Story Homes
<b>Location:</b>	BROOK FARM, DOWBRIDGE, KIRKHAM, PRESTON, PR4 3RD		
<b>Proposal:</b>	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/0547 FOR THE ERECTION OF 170 DWELLINGS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.		

### Decision

Authority to Approve the Reserved Matters is delegated to the Head of Planning and Housing following:

- 1) The receipt of revised plans to address minor design concerns and to provide a suitably located and equipped play area within the site.
- 2) Appropriate addition / deletion / amendment to the conditions listed below that the Head of Planning and Housing considers necessary to support the decision

### Conditions and Reasons

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

#### Approved plans:

- 1) **Plans and numbers will be inserted into this condition prior to the issuing of the decision as a series of updates are awaited**

#### Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

2. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

3. A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the overall quality of the finished development.

4. Tree, shrub & grass planting plans as approved under this planning permission shall be implemented during the first available planting season following the completion of the development, 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 farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

5. Prior to the occupation of any dwelling hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of public open space, the landscaped areas and any other areas that are not part of the domestic curtilage to any dwelling shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

Reason: To ensure the on-going maintenance and management of these public areas in the interests of the character of the area and the amenity of the occupiers of the development.

6. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposed garages shall be retained solely for the housing of a private motor car, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: The use of the garage for any other purpose would result in the loss of an off-street parking space and would therefore require consideration by the Local Planning Authority.

7. Obscure glazing shall be provided in the first floor side elevation windows that serve bathrooms and landings of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents in accordance with Policy HL2 of the Fylde Borough Local Plan

8. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative

9. No development shall be commenced until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

Reason: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway

10. No dwelling within phase each phase shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Development Plan.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

11. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority.

Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway

12. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

13. The private car parking and manoeuvring areas to be marked out in accordance with the approved plan, before occupation of the associated dwelling and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

**Item Number: 2**

<b>Application Reference:</b>	18/0013	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Mills	<b>Agent :</b>	Firth Associates Ltd
<b>Location:</b>	25 SEYMOUR ROAD, LYTHAM ST ANNES, FY8 4DL		
<b>Proposal:</b>	ERECTION OF A TWO STOREY SIDE EXTENSION, THE CONSTRUCTION OF A SEMI-DETACHED DWELLING, AND ALTERATIONS TO BOUNDARY WALL		

**Decision**

The decision on the application was deferred to allow future consideration following a Committee site visit in order for an on-site assessment of the scale of the site and the relationship of the proposed dwelling to neighbouring dwellings.

**Item Number: 3**

<b>Application Reference:</b>	18/0155	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	KIERNAN CONSTRUCTION	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	197 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
<b>Proposal:</b>	ERECTION OF 12 No NEW DWELLINGS, LANDSCAPING AND PROVISION OF COMMUNAL GREEN SPACE		

**Decision**

The authority to determine the application is delegated to the Head of Planning and Housing on completion of the following:

1. The referral of the application to the Minister for Housing, Communities and Local Government in accordance with the Town & Country Planning (Consultation)(England) Direction 2009, and confirmation that the Minister does not wish to recover the application for his own consideration, and
2. The satisfactory completion of a Section 106 agreement in order to secure:
  - a. The provision, retention and operational details for 30% of the proposed dwellings to be affordable properties, and should a Registered Provider for the dwellings not be found a financial contribution towards securing off site affordable housing

(The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.) and

3. The following conditions (or any minor amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing considers necessary to make otherwise unacceptable development acceptable):

### Conditions and Reasons

1. The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

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

#### Approved plans:

- Location Plan
- Existing Site Plan - LF/KD/2901
- Proposed Layout Plan - LF/KD/3007aa
- Proposed Section - LF/KD/300
- House Type A - LF/KD/3001
- House Type B - LF/KD/3002A
- House Type C - LF/KD/3003
- House Type D - LF/KD/3004
- House Type E - LF/KD/3005
- House Type F - LF/KD/3006
- Drainage Plan - LF/KD/3018

#### Supporting Reports:

- Design and Access Statement
- Ecology Survey
- Flood Risk Assessment

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans Samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

In the interest of securing a satisfactory overall standard of development.

4. No development shall take place until details of a Construction Management Plan for the highway construction and future maintenance within the site shall be submitted to and approved in writing by the Local Planning Authority and be adhered to throughout the construction period. The Plan shall provide for:
- a. The parking of vehicles of site operatives and visitors;
  - b. Loading and unloading of plant and materials used in the construction of the development;
  - c. Storage of such plant and materials;
  - d. Wheel washing and road sweeping facilities, including details of how, when and where the

- facilities are to be used.
- e. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
  - f. Routes to be used by vehicles carrying plant and materials to and from the site;
  - g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
  - h. Set out procedures for a pre commencement survey to determine the condition of Kirkham Road for a distance of 100m either side of the site access. The procedures to include time scale for repeat surveys; time scale for final inspections; and procedures for rectifying defects at each survey stage.
  - i. Hours of construction activity at the site which is likely to generate noise at the site boundary

Reasons: In the interest of highway safety; to reduce the impact of development on the surrounding highway; to ensure a satisfactory appearance and safety of the highways infrastructure serving the approved development; and safeguarding the amenities of the locality.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The off-site highway works to include:
- a. 2m wide footpath for the full frontage of the site with Kirkham Road
  - b. Relocation of the speed limit locations.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with saved Policy EP14 of the Fylde Borough Local Plan.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, Envirotech reference 2335, dated November 2014. The development shall be phased, implemented, monitored and managed in accordance with the approved scheme for habitat creation and management.

Reason: In the interests of enhancing opportunities for wildlife and biodiversity as required by Policy EP18 of the Fylde Borough Local Plan

8. Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

9. A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework

10. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

11. Prior to the first occupation of any of the dwellings hereby approved all of the existing buildings on site including the residential flats, warehouse, garden centre buildings and glass houses as shown on the existing site plan reference LF/KD/290 shall be demolished and all waste removed from the site.

Reason: In the interests of the visual amenity of the area and openness of the greenbelt

12. Prior to the commencement of any development, full details of a foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

13. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

14. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, F and G of the Town and Country Planning (General Permitted Development)(England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

**Item Number:** 4

<b>Application Reference:</b>	18/0200	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Wareing	<b>Agent :</b>	Firth Associates Ltd
<b>Location:</b>	PENNARD, 4 ISLAY ROAD, LYTHAM ST ANNES, FY8 4AD		
<b>Proposal:</b>	DEMOLITION OF EXISTING SINGLE STOREY DWELLING AND ERECTION OF DETACHED TWO STOREY DWELLING WITH INTERNAL DOUBLE GARAGE. ALTERATION OF FRONT BOUNDARY WALL TO PROVIDE NEW VEHICULAR ACCESS, LANDSCAPING WITH HARD STANDING TO FRONT DRIVEWAY AND REAR PATIO.		

## Decision

The authority to determine the application is delegated to the Head of Planning and Housing on completion of the following:

- 1) The receipt of revised plans to appropriately revise the access arrangements to the flat roof area of the building to ensure that the access is only physically designed for maintenance access, and so could not be subject to a later revision to facilitate recreational access; and
- 2) The inclusion of an appropriate condition to ensure that the access to the flat roof is implemented only as shown on the plans that are to be submitted, and is retained as such; and
- 3) The revision of the trigger element of conditions 3, 6, 7, and 8 from that published on the Committee agenda papers to one that requires the submission of the respective details “prior to the commencement of construction works on the dwelling”; and
- 4) The revision of condition 13 to allow for the implementation of the Construction Management Plan which has been received since the publication of the agenda, and which is considered acceptable to meet the requirements of this condition; and
- 5) The remaining conditions listed on the agenda papers and any additions / deletions / amendments to these that the Head of Planning and Housing considers necessary.

**The revised list of suggested Conditions and Reasons are as follows:**

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 / consent relates to the following details:

Approved plans:

- Location Plan - drawing no. PEN/1/000
- Proposed site plan - drawing no. PEN/1/010 REV. C
- Proposed street scene elevation - drawing no. PEN/3/312 REV. B
- Proposed ground floor plan - drawing no. PEN/1/110 REV. A
- Proposed first floor plan - drawing no. PEN/1/111 REV. C
- Proposed roof floor plan - drawing no. PEN/1/115 REV. E
- Proposed front/rear elevation plans - drawing no. PEN/3/313 REV. B
- Proposed side elevation plans - drawing no. PEN/3/314 REV. A
- Proposed Elevations (terrace) - drawing no. PEN/3/316 REV C

Supporting Reports:

- Design and Access Statement - Firth

Reason: To provide clarity to the permission.

3. Prior to the commencement of any above ground works for the construction work on the dwelling hereby approved, a schedule of the materials for the walls, roofs, windows and doors (supported by samples where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall be constructed in accordance with the approved schedule of materials.

Reason: In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. Prior to first occupation of the dwelling hereby approved a scheme for landscaping, including hard surface landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services (as applicable); soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. 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 in accordance with Policies HL2 and EP14 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 and ENV1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

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

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

6. Prior to the commencement of any above ground works for the construction work on the dwelling hereby approved and notwithstanding the details indicated on the proposed streetscene drawing listed in condition 2 of this permission, details of the boundary treatments to the site including their materials, colour and heights shall be submitted to and approved in writing by the Local Planning Authority. These treatments shall be erected prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual amenity and to protect the character of the area and the relationship with neighbouring land uses in accordance with Policies HL2 and SP14 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

7. Prior to the commencement of any above ground works for the construction work on the dwelling hereby approved, details of the foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. These details shall confirm that foul and surface water is to be drained on separate systems, and that in the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be specified in the details that are submitted. The development shall be implemented in accordance with the subsequently approved scheme.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy HL2 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

8. Prior to the commencement of any above ground works on the new dwelling hereby approved a survey of the existing ground levels and the existing and proposed ground and Finished Floor Level for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved levels.

Reason: To ensure that the development has an appropriate scale and relationship to the neighbouring dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

9. The roof area of the dwelling hereby approved shall not be used for any form of domestic enjoyment or recreational use as part of the occupation of the dwelling, with access to this roof

area to only be undertaken for the purposes of its maintenance.

Reason: In the interests of protecting the amenity of occupiers of nearby residential properties from undue overlooking and loss of privacy as required by Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005) and Policy GD7 of the submission version of the Local Plan to 2032.

10. Notwithstanding the indication on the site plan hereby approved in condition 2 of this permission the existing highway access between the property and the carriageway of Islay Road shall be closed up and the resultant area reinstated as highway verge to match the existing verges elsewhere on Islay Road prior to the first occupation of the dwelling.

Reason: In the interests of visual amenity in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

11. That should any windows be inserted into the west facing elevation of the dwelling at first floor level they shall be fitted with obscured glazing, and that this style of glazing shall be retained at all times thereafter.

Reason: To prevent undue overlooking and loss of privacy between this dwelling and the neighbouring property to that side in accordance with Policy HL2 of the Fylde Borough Local Plan and Policy GD7 of the Fylde Local Plan to 2032.

12. Should any protected species be found during demolition, clearing or construction works all site works shall cease and ecological advice shall be sought from a suitably qualified person and a detailed method statement and programme of mitigation measures submitted to and agreed in writing with the Local Planning Authority. Thereafter those agreed measures shall be implemented.

Reason: In accordance with Policy EP19 of Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032, the aims of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

13. The development hereby approved shall be carried out in accordance with the 'Construction Phase Plan' by Wareing and the accompanying 'contractors & visitors parking plan' provided by Firth Architects - drawing no. PEN/1/001, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development is implemented without compromising residential amenity or highway / pedestrian safety.

14. Prior to any development activity commencing on site, the existing landscaping shall be protected by erecting HERAS fencing in the position indicated on Firth Architects drawing no. PEN/1/010 REV. C.

Within, or at the perimeter of, the root protection areas of the protected landscaping, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the protected landscaping without the prior agreement of the Local Planning Authority. Any work to retained landscaping to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that the existing landscaping is protected, tree root damage and damage to the aerial parts of retained trees is avoided so that the landscaping, trees' health and visual amenity is not diminished by development activity.

15. That the only access to the roof area of the dwelling hereby approved shall be provided through the Roof Maintenance Hatch as shown on approved elevation drawing PEN/3/316 Rev C and approved roof plan drawing PEN/1/115 Rev E. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 [or any Order revoking or re-enacting that Order], this door shall not be altered at any time or any other doors inserted to the dwelling that would provide alternative access to the roof area.

Reason: To ensure that the Local Planning Authority has control over the access arrangements to this roof area and so to protect the amenity of neighbouring dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
  1. 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:** 5

<b>Application Reference:</b>	18/0203	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Hanley	<b>Agent :</b>	Graham Anthony Associates
<b>Location:</b>	POOLBROW LEISURE PARK, POOL FOOT LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LY		
<b>Proposal:</b>	RECONFIGURATION OF GROUND LEVELS ON EXISTING CARAVAN SITE AND ASSOCIATED RE-LOCATION OF PITCHES, RE-ROUTING OF INTERNAL ROAD, AND REVISED SITE DRAINAGE DETAILS. (PART RETROSPECTIVE)		

### Decision

The authority to determine the application is delegated to the Head of Planning and Housing on completion of the following:

- 1) The receipt of a consultation response from United Utilities regarding the proposed connection of the drainage for the site and associated access road to the foul sewer in Pool Foot Lane and the revision of the scheme / alteration to conditions to address any sustainable objections that may be received within that consultation letter; and
- 2) The remaining conditions listed on the agenda papers and any additions / deletions / amendments to these that the Head of Planning and Housing considers necessary.

### Conditions and Reasons

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

- Location Plan - GA Associates Plan GA2072-LP-01-A
- Proposed Access Track - GA Associates Plan GA2072-PAT-01-B
- Proposed Site Plan - GA Associates Plan GA2072-PSP-01-C

Reason: To provide clarity to the permission.

2. That prior to the first use of the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission a post and wire fence of a height between 1m and 1.2m above ground level shall be erected along a line that is no more than 1m from the eastern elevation of the caravans on the respective pitches. This fence shall be retained in this location at all times thereafter.

Reason: To restrict access to the easternmost element of the pitch and so to minimise the potential for overlooking from this area to the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site. This is to accord with criterion 6 of Policy TREC6 of the Fylde Borough Local Plan,

3. That prior to the first use of the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission a native species hedgerow of a specification that has previously been submitted to and approved in writing by the Local Planning Authority shall be planted and subsequently maintained at a height between 1m and 1.2m above ground level as shown on that plan.

Reason: To minimise the visual impact of the caravans to be sited on these pitches as a

consequence of their elevated position when viewed from the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site.

4. That the accommodation provided on pitches 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission shall not be occupied as a person's permanent, sole or main place of residence.

Reason: The site is located in the countryside and the establishment of residential units on caravans sites in such locations would both accord with Policy TREC6 of the Fylde Borough Local Plan or Policy EP7 of the Submission Version Fylde Local Plan to 2032.

5. That any caravan to be sited on the pitches indicated 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission shall be of a design that features a blank elevation without any window or door openings to its eastern gable.

Reason: To minimise the potential for overlooking from these caravans to the neighbouring Wyre Chalet Park site in the interests of the residential amenity of the occupiers of that site. This is to accord with criterion 6 of Policy TREC6 of the Fylde Borough Local Plan,

6. That prior to the first use of pitches 1, 2 or 3 on the Proposed Site Plan drawing approved under condition 1 of this planning permission the drainage arrangements for those pitches and the revised road routing shown on the 'Proposed Access Track' drawing and associated connections to the main public sewer referred to shall be installed. These arrangements shall thereafter be maintained.

Reason: To ensure that appropriate drainage arrangements are in place to minimise the potential for surface water for this site running to adjoining land as required by Policy TREC 6 of the Fylde Borough Local Plan.

#### **Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
  1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
  3. Securing revised plans during the course of the application which have overcome initial problems

**Item Number: 6**

<b>Application Reference:</b>	18/0215	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Ribby Hall Village	<b>Agent :</b>	Fletcher Smith Architects
<b>Location:</b>	WINDRUSH FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
<b>Proposal:</b>	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING FARM BUILDINGS AND ERECTION OF 20 TIMBER HOLIDAY LODGES, FORMATION OF LEISURE LAKE AND CREATION OF ADDITIONAL CAR PARKING SPACES (ACCESS, LAYOUT, SCALE AND LANDSCAPING APPLIED FOR WITH ALL OTHER MATTERS RESERVED) – RESUBMISSION OF APPLICATION 17/0509		

**Decision**

The authority to determine the application is delegated to the Head of Planning and Housing on completion of the following:

- 1) The consideration of the points raised in a detailed neighbour representation that was received prior to the Committee meeting, but which officers did not have the opportunity to consider before the meeting subject to the following:
  - a. If this consideration results in the Head of Planning and Housing reaching a recommendation to refuse the application then the application is to be returned to a future meeting of Committee for re-consideration; or
  - b. If this consideration results in the Head of Planning and Housing concluding that the application should be approved, then that decision is to include the conditions listed on the agenda papers and any additions / deletions / amendments to these that the Head of Planning and Housing considers necessary.

**Conditions and Reasons**

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the “reserved matters”) before any development takes place:- the external appearance of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

Drawing no. 2327/54/100 – Location plan.  
Drawing no. 2327/54/121 – Proposed site plan option 12.  
Drawing no. 2292 – Lookout 3 bed.  
Drawing no. 2294 – Casa di Lusso 3 bed.  
Drawing no. 2309 – Wind Rush 3 bed.  
Scale 1:100 & 1:200 drawing titled 'Proposed 2 storey Lookout'.  
Drawing no. 2327/54/117 – Existing and proposed section.  
Drawing no. 2017-070-SK-02 D – Indicative foul drainage sewer.  
Drawing no. BTC1303-TIP Rev D – Tree impact plan.

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to this permission shall accord with the details shown on the approved plans insofar as it relates to the scale, layout and landscaping of the development and the means of access to it.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. Any application which seeks approval for the reserved matter of appearance pursuant to condition 2 of this permission shall ensure that the volumes of the lodges proposed on plots 7-20 do not exceed the figures given in the "Proposed Lodge Schedule" shown on drawing no. 2327/54/121 – proposed site plan option 12.

Reason: To limit the size and scale of the buildings permitted as part of the development in order that they will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development in accordance with the requirements of the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification), the lodges hereby approved shall be used as holiday accommodation only and shall not be let, sold or otherwise occupied as permanent residential accommodation or for any other purpose (including any other use falling within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order).

Reason: The development has been permitted for holiday use only in order to support the continued provision of visitor accommodation at an existing large developed site in the countryside. It would be inappropriate for the lodges to be occupied as permanent residential accommodation as this would result in the introduction of isolated homes in the countryside and would diminish the contribution that the provision of visitor accommodation on this site makes to the rural economy. Accordingly, the occupancy restriction is required pursuant to the provisions of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policies EC6 and EC7, and the National Planning Policy Framework.

7. No development associated with the construction of the leisure lake hereby approved shall take place until a scheme for the disposal of excavated material arising from those construction operations has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of the amount and destination of all material to be transported off the site and a method statement detailing how the material will be transported away from site which shall include details of the size, routing, access arrangements, timing and number of visits by articulated vehicles.
- (ii) Details of the amount of material to be deposited within the site, including precise details of the size and location of any areas where material is to be deposited and the dimensions (including sectional drawings) and surface treatment of any land remodelling works to be undertaken within the site.

Reason: To ensure that appropriate measures are put in place to dispose of excavated material arising from the construction of the leisure lake in order to preserve the openness of the Green Belt and in the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

8. No development associated with the erection of the lodges on plots 7-20 (inclusive), the locations of which are shown on drawing no. 2327/54/121, shall take place until all of the existing buildings labelled A-F (inclusive) on drawing no. 2327/054/201 have been demolished in their entirety (including the removal of any bases and foundations) and the materials arising from those demolition works have been transported off the site.

Reason: The lodges on plots 7-20 are located within the Green Belt. This permission is issued on the basis that all the buildings labelled A-F on drawing no. 2327/054/201 will be demolished prior to the construction of the lodges which are to replace them to enable a trade-off between the volume of existing and proposed built development within the Green Belt. Accordingly, the condition is required to ensure that all the existing buildings are demolished in advance of any lodges being erected within the Green Belt in order to preserve openness, to safeguard the countryside from encroachment and to prevent development which would otherwise be inappropriate within the Green Belt in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy SP3, Fylde Council Local Plan to 2032 (Submission Version) policy GD2 and the National Planning Policy Framework.

9. No above ground works shall take place until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall demonstrate compliance with the landscaping strategy indicated on drawing no. 2327/054/201 and the recommendations in the 'Preliminary Ecological Appraisal' by 'Ascerta' dated May 2017 (report reference P.871.17) and shall include, but not be limited to, the following details:

- (i) All trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- (ii) Compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- (iii) The strengthening and/or introduction of landscaping buffers to the site perimeter;
- (iv) The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved 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 that a suitable landscaped buffer is introduced between the site and

adjoining land in order to soften the development's visual impact on the surrounding countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP10, EP12, EP14, EP18 and EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 and the National Planning Policy Framework.

10. The avoidance measures identified in the Bird Hazard Management Plan (BHMP) by 'Ascerta' dated March 2018 (report reference P.871.17) shall be carried out concurrently with the construction and operational phases of the development in full accordance with the details and timetable for implementation and monitoring contained therein. Within 3 months of the end of the monitoring period set out in chapter 5 of the BHMP, a verification report to assess the effectiveness of the implemented avoidance measures shall be submitted for the written approval of the Local Planning Authority. The verification report shall include recommendations for any further steps required to maintain or enhance avoidance measures, a timetable for their implementation and, where necessary, an additional period of monitoring and review to assess their effectiveness. The development shall thereafter be carried out in full accordance with the details and timetable contained within the duly approved verification report.

Reason: To ensure that appropriate measures are put in place to minimise the potential for bird strike to aircraft operating in the area in the interests of aviation safeguarding for the Warton Aerodrome in accordance with the requirements of Fylde Council Local Plan to 2032 (Submission Version) Policy T2.

11. No development associated with the demolition of 'Building 2' (as identified in Appendix 1 of the 'Preliminary Ecological Appraisal' by 'Ascerta' dated May 2017 (report reference P.871.17)) shall take place until a method statement detailing the measures to be put in place in order to avoid and/or minimise any impacts on bats during the course of the demolition works has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- (i) Provision for further survey(s) during the optimum period for bat activity – including at least one nocturnal survey – to be undertaken to establish whether the building is utilised by bats prior to any demolition works taking place.
- (ii) If such a use is established through the survey(s) in (i), details of mitigation measures (including habitat compensation and enhancement) to be incorporated into the development and a timetable for their implementation.
- (iii) If no such use is established through the survey(s) in (i), details of reasonable avoidance measures to be taken as a precaution during the course of the demolition works and a timetable for their implementation.

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 put in place before any of the lodges on plots 7-20 hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure that appropriate measures are taken to establish whether features on the site which are suitable to support protected species are (or become) used by those species, and 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 Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

12. Notwithstanding any details shown on the approved plans and the requirements of condition 4 of this permission, no external lighting shall be installed until a scheme for the installation of

any such lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) The lighting's position and height on the building(s) and/or site;
- b) The lighting's spillage, luminance and angle of installation;
- c) Any hoods to be fixed to the lights;
- d) A lighting design strategy for biodiversity which shall:
- e) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- f) Show how and where external lighting will be installed and its spillage in these areas (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be illuminated will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the details in the duly approved scheme, and shall be maintained as such thereafter. No other external lighting be installed without the prior written approval of the Local Planning Authority.

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 Borough Local Plan policy EP28 and the National Planning Policy Framework.

13. No development shall take place until a method statement detailing the reasonable avoidance measures to be put in place to avoid and/or minimise any impacts on Great Crested Newts during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the reasonable avoidance measures identified in the duly approved method statement.

Reason: To ensure that appropriate measures are put in place to avoid any adverse effects to protected species in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

14. No clearance of any vegetation or demolition of buildings (in preparation for or during the course of development) that may be used by nesting birds shall take place during the bird breeding season (1<sup>st</sup> March to 31<sup>st</sup> August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation and/or buildings to be cleared are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation and/or buildings shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

15. No development shall take place until a method statement for the removal/control of the invasive plant species Japanese Knotweed which falls within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
- a) Measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works).
  - b) A timetable for implementation (including any phasing for removal/control on different parts of the site);

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species before any development commences on affected areas of the site in accordance with the requirements of the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

16. None of the lodges hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures into the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision of bat and bird boxes.
  - (ii) Compensatory provision for the loss of swallow nesting sites.

The biodiversity enhancement measures shall thereafter be implemented 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 Council Local Plan to 2032 (Submission Version) policy ENV2 and the National Planning Policy Framework.

17. No above ground works shall take place until a scheme for the siting, layout, height, design, materials and finish of a vehicle barrier to close the existing vehicular access into the site from Brown's Lane has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the types of vehicles that will be permitted to access the site from Brown's Lane via the vehicle barrier and shall provide details of how this access will be controlled. The vehicle barrier shall be erected in accordance with the details in the duly approved scheme before any of the lodges hereby approved are first occupied, and shall be operated at all times to restrict access from Brown's Lane for any vehicles other than those identified in the duly approved scheme.

Reason: Brown's Lane is a narrow, rural road with limited passing places and is unsuitable to serve as the principal means of access for the development and the wider Ribby Hall Holiday Village. Accordingly, vehicle access to the site from the existing junction with Brown's Lane is to be restricted for a limited number of purposes through the erection of a vehicle barrier to prevent Brown's Lane from being used as a general access for the proposed development and the wider Ribby Hall Holiday Village in the interests of highway safety and capacity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

18. No above ground works shall take place until a scheme for the design, marking out and construction (including surface treatment) of the vehicle parking and manoeuvring areas shown on drawing no. 2327/54/121 has been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and manoeuvring areas shall thereafter be constructed, marked out and made available for use in accordance with the duly approved scheme before each associated lodge hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In order that suitable provision is made for vehicle parking and manoeuvring and to ensure that appropriate turning space is provided to allow vehicles to enter and exit the site in forward gear in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

19. No above ground works shall take place until a scheme for the design, construction (including surface treatment) and drainage of the new internal access road running through the site, including details of its junction with Bream Wood, has been submitted to and approved in writing by the Local Planning Authority. The internal access road shall be fully constructed in accordance with the duly approved scheme before the car park and/or any of the lodges to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of the road to serve the development and to provide satisfactory facilities for vehicle access, circulation and manoeuvring in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

20. None of the lodges hereby approved shall be occupied until a scheme for the provision of a bin store for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the lodges hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TREC6, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

21. No development associated with the formation of the fitness trail hereby approved shall take place until a scheme for the layout, design and construction (including surface treatment) of the trail has been submitted to and approved in writing by the Local Planning Authority. If the construction of the fitness trail involves the installation of hard surfacing, the scheme shall include details of how the roots of any trees bordering/overhanging the trail will be protected during and after its construction. The fitness trail shall thereafter be constructed in accordance with the duly approved scheme.

Reason: To ensure a suitable surface treatment to the fitness trail and to avoid any adverse impact on trees which contribute to visual amenity in the surrounding landscape in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12 and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

22. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the foul water sewer for the development shall follow the route shown on

drawing no. 2017-070-SK-02 D. No development associated with the installation of the foul water sewer shall take place until precise details of the size, depth and location of the trench to hold the foul water sewer, including details of any impacts on tree roots within the area for the trench and how these are to be mitigated, have been submitted to and approved in writing by the Local Planning Authority. The foul water sewer shall thereafter be installed in full accordance with the duly approved details.

Reason: To ensure that the routing of foul water drainage infrastructure can be accommodated without adversely affecting the health and amenity value of trees on the site which contribute to visual amenity in the surrounding landscape in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12 and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

23. None of the lodges hereby approved shall be occupied until a Woodland Management Plan (WMP) has been submitted to and approved in writing by the Local Planning Authority. The WMP shall include:

- (i) Details of the ongoing maintenance of the existing woodland buffer to the perimeter of the site;
- (ii) Provisions for the re-stocking and introduction of new planting within/adjacent to the existing woodland buffer which shall include details of the type, species, siting, planting distances and the programme of planting of trees; and
- (iii) A timetable for implementation.

Development shall thereafter be carried out in full accordance with the details and timetable contained within the WMP. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: To ensure that appropriate measures are put in place to secure the ongoing maintenance and strengthening of the woodland planting buffer to the perimeter of the site in order that appropriate screening of the development in the wider landscape is maintained in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP12, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 and the National Planning Policy Framework.

24. No development shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees within and/or overhanging the site to be retained.
- (ii) Details of any excavation to take place within the root protection areas of those trees within and/or overhanging the site to be retained.
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

25. No above ground works shall take place until a strategy for the disposal of foul and surface water from the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following details:

- a) Separate systems for the disposal of foul and surface water;
- b) Information concerning the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities and the methods employed to delay and control surface water discharged from the site which shall demonstrate that the post development rate of surface water run-off will not exceed the pre-development greenfield runoff rate;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- d) Measures to be taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- e) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- f) Finished floor levels for the lodges in AOD;
- g) Flood water exceedance routes, both on and off site;
- h) A timetable for implementation, including any phasing of works; and
- i) Water quality controls, where applicable.

The drainage strategy shall be implemented in accordance with the duly approved details before any of the lodges are first occupied, and shall be maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

26. None of the lodges hereby approved shall be first occupied until a scheme for the lifetime management and maintenance of the surface water drainage system installed pursuant to condition 25 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company.
- (ii) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as: (a) on-going inspections relating to performance and asset condition assessments; and (b) operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- (iii) Means of access for maintenance and easements, where applicable.

The surface water drainage system shall be installed in full accordance with the duly approved scheme before any of the lodges are first occupied and shall subsequently be managed and maintained as such thereafter.

Reason: To ensure that appropriate measures are put in place for the ongoing management and maintenance of the surface water drainage system in order 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 Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

27. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) Hours of work for site preparation, delivery of materials and construction;
- b) Arrangements for the parking of vehicles for site operatives, contractors and other visitors within the site (off the public highway);
- c) Details of areas designated for the loading, unloading and storage of plant and materials;
- d) Arrangements for the provision of wheel washing facilities for vehicles accessing the site; and
- e) Measures to control the emission of dust and dirt during construction;

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

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP27, policy CL1 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

#### **Informative notes:**

1. The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.
2. Public Rights of Way:

Existing Public Rights of Way on the site should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved to allow the diversion or stopping up of any of these routes. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Rights of Way.

3. Pipelines:

Cadent Gas has a major accident hazard pipeline in the vicinity. The BPD (building proximity distance) for the pipeline Kirkham – Marton is *8 metres*. The BPD is taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission. This is the standard adopted by Cadent Gas and endorsed by the Health and Safety Executive (HSE).

When working in the vicinity of any Cadent Gas pipelines, the standards set out in the National Grid specification SSW22 must be strictly adhered to. From the information provided, it does not appear the proposed works will directly affect the above pipeline. However, should the applicant require the pipeline locating 'on Site', or wish to discuss technical information regarding Cadent Gas apparatus at this location, please telephone 07815 955404, and arrangements will be made for a Cadent Gas

representative to attend site.

**Item Number:** 7

<b>Application Reference:</b>	18/0324	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	RG & JM Towers	<b>Agent :</b>	Ian Pick Associates Ltd
<b>Location:</b>	THREE NOOKS WOOD, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3WA		
<b>Proposal:</b>	ERECTION OF 2 NO. ADDITIONAL AGRICULTURAL BUILDINGS FOR POULTRY PRODUCTION		

## 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 consent relates to the following details:

### Approved plans:

- Location Plan - drawing no. IP/RT/01
- Proposed site plan - drawing no. IP/JRT/02
- Proposed floor plans and elevations - drawing no. IP/RT/03
- Proposed landscaping - drawing no. IPA21691-11

### Supporting Reports:

- Design, Access & Planning Statement - Ian Pick March 2018
- Landscape and Visual Impact Assessment - doc ref. IPA21691 - ACD Environmental February 2018
- Soft landscape specification ACD Environmental - April 2018
- Odour impact assessment - AS Modelling & Data Ltd - 18th February 2018
- Plant noise assessment - Matrix ref. M1308/R03 dated 5th February 2018
- Flood risk and surface water management plan - doc. ref. L0115A Rep.2 (REV.0) Hydro-logic services (March 2018)
- Environmental statement - Ian Pick - March 2018
- Ecological Appraisal
- Ammonia screening assessment - Environment Agency - 22/01/18

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

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans, with any modification to this agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity to preserve the character of the countryside.

4. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b. The drainage strategy should demonstrate that the post development surface water run-off will not exceed the pre-development Greenfield runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d. Flood water exceedance routes, both on and off site;
- e. A timetable for implementation, including phasing as applicable;
- f. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g. Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained, and that there is no flood risk on or off the site resulting from the proposed development in accordance with policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

5. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
  - a. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or similar
  - b. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

- i. On-going inspections relating to performance and asset condition assessments
- ii. Operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c. Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development and so will reduce the flood risk to the development as a result of inadequate maintenance in accordance with Policies EP23, EP24 and EP25 of the Fylde Borough Local Plan, as altered (October 2005), Policy INF1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

6. Prior to the commencement for any development details of the design, capacity, outfall destination and rate, and mechanism to control outfall flow for the attenuation basin shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented and made operational alongside the construction of the first of the buildings hereby approved, and shall be maintained operational at all times thereafter.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate, and to prevent a flood risk during the construction of the development

7. Prior to the commencement of any development on site a full scheme and programme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include the provision of bird and bat boxes, finished levels, means of enclosures, hard surfacing materials, soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The agreed scheme and programme shall thereafter be carried out in accordance with the approved programme and varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities and biodiversity of the locality in accordance with Policies SP2, EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4, GD7, ENV1 and ENV2 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

8. 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. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

9. In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

10. Building demolition, vegetation clearance works or other works that may affect nesting birds will be avoided between 1 March and 31 August, unless the absence of nesting birds has been confirmed by further surveys or inspections by a suitably qualified ecologist and the result submitted to the Local Planning Authority.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

11. No construction works for either building shall commence until details of the finished floor levels of that building, and the works to be undertaken to ground levels elsewhere on the site to accommodate those floor levels, have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure a satisfactory standard of development given the undulating rural nature of the site and its surrounding area.

#### **Informative notes:**

1. The applicant is reminded that reptiles are protected under schedule 5 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to take or kill reptiles. If a reptile is found on or near the site during the development work should cease and a suitably experienced ecologist employed to how best to safeguard the reptile(s).
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area