



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 6 November 2019
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Chris Dixon, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Stan Trudgill, Viv Willder.
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Matthew Taylor, Lyndsey Lacey-Simone.
<b>Members of the Public:</b>	Approx 10 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.

There were no Declarations of Interest.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 9 October 2019 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Viv Willder 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. Appeal Against Addition of Property to the Local List of Heritage Assets – Wesham Park Hospital

Mark Evans (Head of Planning and Housing) reported that an appeal had been received following proposals to add Wesham Park Hospital, Derby Road, Wesham, (the former Poor Law Institute), to the local list of heritage assets.

Details regarding this matter were set out in the report including: Datasheet for Wesham Park Hospital; Grounds of Appeal; Report of Appeals Panel and the Local List Protocol document.

Following consideration of this matter it was RESOLVED: That, subject to securing the recording of the building and the preservation of the memory of Wesham Park Hospital through interpretive public information on the site, including the use of existing features from the building, that Wesham Park Hospital is not added to the local list of heritage assets.

(Councillor Liz Oades requested that her name be recorded as having voted against this decision)

(Councillor Linda Nulty requested that her name be recorded as having abstained from voting on this application)

Information Items

6. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 27 September and 25 October 2019

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# Planning Committee Minutes

## 06 November 2019

Item Number: 1

<b>Application Reference:</b>	19/0642	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Wylie	<b>Agent :</b>	NJSR Chartered Architects LLP
<b>Location:</b>	VALENTINES KENNELS, WILDINGS LANE, LYTHAM ST ANNES		
<b>Proposal:</b>	ERECTION OF A TWO STOREY C2 CARE VILLAGE WITH 205 BEDROOMS, COMMUNAL LOUNGE AND DINING AREAS, RESIDENTS LIBRARY, CINEMA ROOM AND SALON. PROVISION OF 58 CAR PARKING SPACES WITH NEW VEHICULAR AND PEDESTRIAN ACCESS. ASSOCIATED LANDSCAPING AND OUTDOOR RECREATIONAL AREAS.		

### Decision

Full Planning Permission: - Application Deferred

### Reason

1. The decision on the application was deferred to enable the Committee to visit the site, as this Committee have not previously had the opportunity to view the site in its context, and to gain an appreciation of the highway arrangements at the site.

Item Number: 2

<b>Application Reference:</b>	19/0715	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Mr ROLINSON	<b>Agent :</b>	RDJ CREATIVE LTD
<b>Location:</b>	13 THE CRESCENT, LYTHAM ST ANNES, FY8 1SZ		
<b>Proposal:</b>	CHANGE OF USE OF GROUND FLOOR PREMISES FROM RETAIL UNIT (USE CLASS A1) TO DRINKING ESTABLISHMENT (USE CLASS A4)		

### Decision

Change of Use:- Granted

### Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan scale 1:1250
- Proposed Site Plan, floor plan and elevations - Drawing no. F/19/77/02

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

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

3. Prior to the first use of the premises for the Class A4 use hereby permitted the acoustic insulation as described in section 4.2 of the submitted acoustic report (Noise Assessment - Acoustic Survey and Assessment for Proposed conversion to a micropub of 13 The Crescent, St Annes, FY8 1UF, August 2019) shall be implemented.

Reason: To safeguard the amenities of the occupiers of the properties above the application site in accordance with the requirements of Policy EC5 of the Fylde Local Plan to 2032.

4. Refuse storage associated with the operation of the use hereby approved shall be limited to that area shown on the approved site plan listed in condition 2 of this permission only, with no storage beyond the curtilage of the premises.

Reason: To reduce impacts to the public right of way and to improve the appearance of the area as required by Policy GD7 of the Fylde Local Plan to 2032.

#### **Informative notes:**

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

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

2. **Lancashire Constabulary Note**

The applicant's attention is drawn to the comments made by Lancashire Constabulary on the 10 September 2019 which relates to security measures for the safety of customers, staff and the local community.

**Item Number:** 3

<b>Application Reference:</b>	19/0737	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Andrews Bowen Equine Developments	<b>Agent :</b>	PWA Planning
<b>Location:</b>	SINGLETON GRANGE, FLEETWOOD ROAD, GREENHALGH WITH THISTLETON, POULTON-LE-FYLDE		
<b>Proposal:</b>	ERECTION OF BUILDING FOR USE AS AN ENGINEERING WORKSHOP (USE CLASS B2)		

### Decision

Full Planning Permission: The authority is DELEGATED to the Head of Planning and Housing to GRANT planning permission subject to:

1. Officers and the applicant agreeing a suitable, alternative position and/or orientation for the building which avoids any encroachment into the area of the water main and its easement.
2. Any re-wording of the suggested conditions and/or the imposition of additional conditions to account for any changes and amended plans required to deal with point 1 above

### Suggested Conditions and Reasons

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

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

2. This permission relates to the following plans:

Drawing no. 1888.01 Rev P6 – Proposed industrial unit.  
Drawing no. 1888.02 Rev P3 – Elevations as proposed.

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. 1888.02 Rev P3).

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and GD7, and the National Planning Policy Framework.

4. The soft landscaping scheme shown on drawing no. 1888.01 Rev P6 shall be carried out during the first planting season after the building hereby approved is first brought into use and the

areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development is adequately screened from areas of adjoining open countryside in order to minimise its visual impact and to provide biodiversity enhancements as part of the scheme in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2, GD4 and GD7, and the National Planning Policy Framework.

5. No above ground works shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options in the Planning Practice Guidance, and shall include:
- a) A sustainable drainage layout plan including: (i) pipe/structure references; (ii) dimensions; (iii) design levels; and (iv) finished floor levels of the building in relation to adjacent ground levels (in AOD) which shall include provision for the finished floor level of the building to be elevated at least 150mm above the surrounding ground level.
  - b) Measures to ensure that the post-development surface water run-off rate and volume will not exceed the pre-development run-off rate (which has been calculated at 5 litres per second).
  - c) Pre and post development sustainable drainage flow calculations for the 1 in 1, 1 in 30 and 1 in 100 critical storm events (including an appropriate allowance for climate change), including details of the volume of attenuation required post development and details of permeable/impermeable areas of the site used within calculations.
  - d) A plan to show overland flow routes and flood water exceedance routes and flood extents.
  - e) Evidence of an assessment of site conditions to include site investigation and test results to confirm infiltrations rates.
  - f) Details of an appropriate management and maintenance plan for the drainage system for the lifetime of the development, including (where applicable) arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements.

The duly approved scheme shall be implemented before the building hereby approved is first brought into use, and shall be retained, managed and maintained as such thereafter.

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

6. No development shall take place until a Construction Exclusion Zone has been formed between the site and the Root Protection Areas of trees located within the woodland to the west. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012, and shall be maintained in the duly installed position during the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to safeguard trees located within

the protected woodland adjacent to the development site before any construction works commence in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV1.

7. The building hereby approved shall not be brought into use until a scheme for the incorporation of the following biodiversity enhancement measures into the development and a timetable for their provision has first been submitted to and approved in writing by the Local Planning Authority:

- a) The installation of sparrow terraces on the southwest and northwest facing elevations of the building
- b) The provision of bat roosting on the southwest and northwest facing elevations of the building
- c) The provision of bird nesting boxes on the southwest and northwest facing elevations of the building.

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 Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

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

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

9. If any external lighting is to be installed on the building hereby approved, a scheme including details of the lighting's:

- (i) position and height on the building;
- (ii) spillage, luminance and angle of installation; and
- (iii) any shields or hoods to be fixed to the lights

shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed.

The scheme shall ensure that any external lighting has a low UV component and is designed to avoid any light spillage onto the adjacent woodland to the west. Any external lighting shall only be installed in accordance with the duly approved scheme, and shall be maintained as such thereafter.

Reason: To ensure that any external lighting to be installed at the site does not cause a

nuisance to surrounding occupiers, detract from visual amenity in the surrounding area or disturb adjacent wildlife habitats as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policies ENV2 and GD7, and the National Planning Policy Framework.

10. No development shall take place until a Risk Assessment Method Statement (RAMS) identifying the potential impacts of all construction activities associated with the development on the water main that crosses the site has been submitted to and approved in writing by the Local Planning Authority. The RAMS shall include:
  - a) Details of the location and routing of the water main that crosses the site (including any easements) in relation to the proposed development.
  - b) An assessment of the potential impacts of construction activities on the water main.
  - c) Details of mitigation measures to be implemented to protect and prevent any damage to the water main.
  - d) Details of how access to the water main (including any easements) will be maintained during and after construction.

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

Reason: To ensure that appropriate measures are put in place to protect existing water supply infrastructure that crosses the site before, during and after the construction period, and to secure appropriate maintenance arrangements for this infrastructure in the interests of safeguarding existing water supply assets in accordance with the objectives of Fylde Local Plan to 2032 policies DLF1 and CL1.

#### **Informative notes:**

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

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

2. **Connection to Ordinary watercourse:**

For the avoidance of doubt, the Lead Local Flood Authority's response to the application does not grant the applicant permission to connect to any ordinary watercourse(s) and the grant of planning permission does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found via the following link:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

3. **Water infrastructure:**

A water main crosses the site. United Utilities need unrestricted access for operating and maintaining



it and so will not permit development over or in close proximity to the main. United Utilities require an access strip as detailed in their 'Standard Conditions for Works Adjacent to Pipelines'. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. The applicant should contact UU at the earliest opportunity to discuss their proposals in relation to this water main by contacting the Developer Services team by email at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

There is an easement crossing the proposed development site which is in addition to UU's statutory rights for inspection, maintenance and repair. The easement dated 24/02/1971 UU Ref: F3861/F3438 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply with the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access. We recommend the applicant contacts UU's Property Services team to discuss how the proposals may interact with the easement. They should contact [PropertyGeneralEnquiries@uuplc.co.uk](mailto:PropertyGeneralEnquiries@uuplc.co.uk)

**Item Number:** 4

<b>Application Reference:</b>	19/0739	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mrs Taziker	<b>Agent :</b>	NA
<b>Location:</b>	18 OSBORNE ROAD, LYTHAM ST ANNES, FY8 1HS		
<b>Proposal:</b>	TWO STOREY FRONT AND REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION (REVISION OF SCHEME APPROVED UNDER APPLICATION 18/0086) - PART RETROSPECTIVE.		

## Decision

Householder Planning Application:- Granted

## Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Project 8000 Drawing no.1\_001 Rev P01.01
- Proposed Site Plan - Project 8000 Drawing no.1\_003 Rev P01
- Proposed Plans and Elevations - Project 8000 Drawing no.2\_02 Rev P03

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

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

2. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the

revocation and re-enactment thereof (with or without modification), the first floor windows shown on the side elevations of the dwellinghouse shall be non-opening below a height of 1.7m from floor level in the rooms that they serve, and shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the extension hereby approved is first occupied. The windows shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework

#### **Informative notes:**

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

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

**Item Number: 5**

<b>Application Reference:</b>	19/0749	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr & Mrs KIRBY	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	KILN HOUSE FARM, MEDLAR LANE, MEDLAR WITH WESHAM, PRESTON, PR4 3HR		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR ERECTION OF AGRICULTURAL WORKER'S DWELLING (REVISION OF SCHEME APPROVED UNDER PLANNING PERMISSION 15/0507)		

#### **Decision**

Full Planning Permission: Refused

#### **Reasons**

1. The application relates to the erection of a dwelling for a rural worker on a site in a countryside location allocated under Policy GD4 of the Fylde Local Plan to 2032. The application infers that the dwelling is justified in this location by an agricultural need.

However, no justification has been put forward in this application to demonstrate such a need for a dwelling, let alone a building of the scale proposed, and it is considered that it is not essential to have a permanent full time presence on site to enable compliance with exemption e) of Policy GD4 as examined through Policy H6, or that any of the other exemptions in that Policy can apply.

The erection of an unsubstantiated dwelling in a Countryside location is harmful to the rural character of that location and to the development strategy as set out in the Fylde Local Plan to 2032. The proposal is contrary to Policy GD4, to all relevant elements of Policy H6 of the Fylde Local Plan to 2032, and to guidance in the National Planning Policy Framework.

2. The dwelling is located on an elevated area of land and as a consequence of its location, scale, design and extent of domestic curtilage results in a prominent development in a landscape that is characterised by its openness and long range views. As such the dwelling is visually prominent and harmful to the established character of the area,.

Accordingly the proposal is in conflict with Policy ENV1 and criteria d), h), i) and m) of Policy GD7 of the Fylde Local Plan to 2032 and to guidance in the National Planning Policy Framework with which these policies are consistent.

#### **Informative notes:**

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

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

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 39 of NPPF, or during the consideration of the application as promoted by para 38 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.
2. For the avoidance of doubt, this decision relates to the following plans:
  - Location Plan - Stanfords Drawing dated 13 Jan 2014
  - Plans and elevations - ML Planning drawing LF/JK/3402
  - Site plan - ML Planning drawing LF/JK/3403a

**Item Number:** 6

<b>Application Reference:</b>	19/0775	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Defence Infrastructure Organisation	<b>Agent :</b>	Ian Bridge Consultancy (North) Limited
<b>Location:</b>	WEETON CAMP, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3JQ		
<b>Proposal:</b>	TWO STOREY EXTENSION TO EXISTING BARRACK BLOCK WITH SINGLE STOREY LINK CORRIDOR TO EXISTING.		

#### **Decision**

Full Planning Permission: Granted

## Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 100b
- Existing Ground Floor – Drawing no. A100 REV P1
- Existing First Floor – Drawing no. A101 REV P1
- Existing Elevations – Drawing no. A102 REV P2
- Proposed Ground Floor – Drawing no. A103 REV P2
- Proposed First Floor – Drawing no. A104 REV P2
- Proposed elevations – Drawing no. A105 REV P2
- Existing Site Plan – Drawing no. A117 REV P1
- Proposed Site Plan - Drawing no. A118 P2
- Existing drainage layout – Drawing no. A119 REV P1
- Proposed drainage layout – Drawing no. A120 REV P2

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

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

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

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. 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 undertaken by a suitably qualified ecologist and their confirmation provided in writing to the Local Planning Authority.

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.

## Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work

proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.