



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 7 December 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Alan Clayton, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.
Other Members:	Councillors Frank Andrews, Edward Nash, Ray Thomas
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Rob Buffham, Lyndsey Lacey-Simone.
Other Attendees:	Approx 30 members of the public were present during the course of the day.

Councillors Kiran Mulholland and Albert Pounder

The Chairman, Councillor Trevor Fiddler welcomed back to the committee Councillors Kiran Mulholland and Albert Pounder following their recent illnesses.

Public Speaking at the Development Management 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.

Councillor Barbara Nash declared a personal interest in planning application no 16/0639 relating to The Gables 35-39 Orchard Road, St Annes.

2. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Heather Speak.

Decision Items

3. Development Management Committee

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) 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.

With regard to planning application 16/0156 relating to the rear of 54 Bryning Lane, Wrea Green, it was requested that the Head of Planning and Regeneration write to the Chief Executive of Lancashire County Council expressing the committee's disappointment and concern at the lateness of comments on this particular matter. In addition, seek clarity of the proposed educational provision within the borough with particular regard to the adherence of the county's overview and scrutiny recommendations on education.

(The Vice-Chairman, Councillor Richard Redcliffe was in the chair during the consideration of planning applications nos 16/0156, 16/0743, 16/0715, 16/0734, 16/0765).

(Councillor Trevor Fiddler, Kiran Mulholland and Albert Pounder were not in attendance during the consideration and voting on planning applications nos: 16/0156, 16/0743, 16/0715, 16/0734, 16/0765).

(The Mayor, Councillor Christine Akeroyd was not in attendance during the voting on planning applications nos 16/0743, 16/0734, 16/0715).

Information Items

4. List of Appeals Decided

To note the appeal decision letters received during the period received between 21/10/16 and 24/11/16 (previously circulated).

5. Authority Monitoring Report

This information report provided an update of the role of the Authority Monitoring Report (A framework for monitoring the performance of the Local Plan process). A copy of the report for the period 31 March 2015 to 31 March 2016 was circulated with the agenda.

Fylde Borough Council copyright [2016]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at
www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Development Management Committee Minutes

07 December 2016

Item Number: 1

Application Reference:	16/0156	Type of Application:	Full Planning Permission
Applicant:	Hollinwood Homes Ltd	Agent :	Smith and Love Planning Consultants Ltd
Location:	REAR OF 54 BRYNING LANE, RIBBY WITH WREA, PRESTON, PR4 2NL		
Proposal:	ERECTION OF 36 DWELLINGS WITH ACCESS PROVIDED ALONGSIDE 54 BRYNING LANE THROUGH DEMOLITION OF EXISTING SIDE EXTENSION		

Decision

Authority to determine the application delegated to the Head of Planning and Regeneration, with any approval subject to the satisfactory resolution of a s106 agreement and a series of planning conditions. The terms of the s106 agreement are to incorporate the matters covered below.

- Provision of 30% of the development as affordable housing through a mixture of on-site provision and off-site commuted sum. The phasing of the delivery of these along with the arrangements for the occupation, tenure, location, and on-going retention as affordable dwellings are to be incorporated into this agreement
- The payment (and phasing of payment) of £101,517.95 to be used to increase education capacity at St Bedes Catholic High School in Lytham
- The payment (and phasing of payment) of £148,129.83 to be used to increase primary education capacity at The Willows Primary School in Kirkham

The planning permission should be approved subject to the following conditions and any amendments, additions or deletions to this list as he considers necessary.

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 - 53/73 Development Consultants drawing 1835 LP
- Proposed Site Plan - 53/73 Development Consultants drawing 1935-5373-00-DR-A-001 Rev C
- Proposed Site Plan Landscaping - 53/73 Development Consultants drawing 1935-5373-00-DR-A-002 Rev C
- Proposed Site Plan Storey Heights - 53/73 Development Consultants drawing

- 1935-5373-00-DR-A-003 Rev C
- Proposed Site Plan Management - 53/73 Development Consultants drawing 1935-5373-00-DR-A-004 Rev C
- Proposed Street Elevations - 53/73 Development Consultants drawing 1935-5373-XX-DR-A-005
- Landscaping Layout - tpm landscapes drawing 2438 101 Rev D
- Landscaping Planting Plan - tpm landscapes drawing 2438 201 Rev D
- Landscaping Planting Plan - tpm landscapes drawing 2438 202 Rev D
- Local Area for Play - tpm landscapes drawing 2438 102
- Boundary Treatments Plan and Schedule - tpm drawing 2438 401 Rev D
- Access Arrangements - Mayer Brown drawing X/SPCWreaGreen.1/01
- Housetype A plan - 53/73 Development Consultants drawing 1935-5373-A-DR-A-001 Rev A
- Housetype A elevations - 53/73 Development Consultants drawing 1935-5373-A-DR-A-002 Rev A
- Housetype C - 53/73 Development Consultants drawing 1935-5373-4DG14-XX-DR-A-001
- Housetype D - 53/73 Development Consultants drawing 1935-5373-4DG15-XX-DR-A-001
- Housetype E - 53/73 Development Consultants drawing 1935-5373-4DG16-XX-DR-A-001
- Housetype E (plot 9) - 53/73 Development Consultants drawing 1935-5373-4DG16-XX-DR-A-002
- Housetype F - 53/73 Development Consultants drawing 1935-5373-4DG18-XX-DR-A-001
- Housetype G plan - 53/73 Development Consultants drawing 1935-5373-5DG-00-DR-A-001
- Housetype G elevations - 53/73 Development Consultants drawing 1935-5373-5DG-XX-DR-A-002
- Housetype H (alternative 1) - 53/73 Development Consultants drawing 1935-5373-3BP79-XX-DR-A-001
- Housetype H (alternative 2) - 53/73 Development Consultants drawing 1935-5373-3BP79-XX-DR-A-001
- Housetype J ground floor plan - 53/73 Development Consultants drawing 1935-5373-3BP-XX-DR-A-001
- Housetype J elevations - 53/73 Development Consultants drawing 1935-5373-3BP-XX-DR-A-003
- Housetype K - 53/73 Development Consultants drawing 1935-5373-2BP-XX-DR-A-001
- Proposed Single and Double Garage - 53/73 Development Consultants drawing 1935-5373-SGD-00-DR-A-001
- Proposed Alterations to 54 Bryning Lane - 53/73 Development Consultants drawing 1935
- Typical Type 3 Pumping Station Layout – Figure D3

Supporting Reports:

- Design and Access Statement
- Ecological Appraisal – Avian Ecology Holli-361-727 Issue v2
- Planning Statement - Smith and Love MARC107
- Transport Statement – Mayer Brown March 2016
- Flood Risk Assessment and Drainage Strategy – Hamilton Technical Services C-0613 Issue 2

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

- 3 Prior to the first occupation of any of the dwellings hereby approved the side extension to 54 Bryning Lane shall have been demolished and the property made good as shown on the plan listed in condition 2 of this planning permission.

Reason: To ensure that a vehicle and pedestrian access to the site can be constructed to an appropriate width and that this dwelling has an appropriate appearance in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 4 That prior to the commencement of any development on the site full details of the following highway works shall have been submitted to and approved in writing by the Local Planning

Authority, with the submitted detail including a phasing for the implementation of the approved works, which shall be complied with in full:

- a) The provision of a 1.8m footway into the site on both sides of the access road to provide a continuous pedestrian route to all dwellings from that internal access road (or other suitable extent as is subsequently agreed) and its connection to the existing footpath network on Bryning Lane.
- b) Any works required to the site frontage to Bryning Lane to ensure that 2.4m x 40m visibility can be achieved in both directions whilst retaining an appropriate rural appearance to the site frontage
- c) The provision of parking arrangements to serve 54 Bryning Lane that are located off the internal access road to the rear of that property
- d) The provision of two bus stops and shelters (one on each side of Bryning Lane) in close proximity to the site access to Quality Bus Standard, along with maintenance arrangements for these facilities.
- e) The submission of a scheme to confirm traffic calming works between the existing 20mph speed gateway on Bryning Lane to the south of the site entrance and The Green.

Reason: To ensure the provision of a safe vehicular access to the site, and a safe pedestrian access for the occupiers of the dwellings to access the shops and other services available in Wrea Green, and to ensure the existing dwelling has appropriately sited parking arrangements as required by Policy HL2 of the Fylde Borough Local Plan.

- 5 Prior to the commencement of construction of any dwellings hereby approved a schedule of the materials to be used in the external construction of the walls of the dwellings, for the roof, and for any external hard surface areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development.

Reason: To ensure an appropriate finished appearance to the development in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 6 Prior to the commencement of construction of any dwellings hereby approved details of the boundary treatments (including hedges) to the site and between the individual plots shall be submitted to and approved in writing by the Local Planning Authority. These details shall reflect the type of boundary treatment shown on the approved site plan listed in condition 2 and shall include their materials, colour and heights. The approved details shall be erected / planted prior to first occupation of each respective dwelling hereby approved and retained thereafter.

Reason: To ensure an appropriate screening and definition of domestic curtilage to the dwelling in the interest of preserving the character of the area and the relationship with neighbouring land uses as required by Policy HL2.

- 7 Prior to the commencement of any development a survey of the existing ground levels and the existing and proposed ground and Finished Floor Level for each 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.

- 8 Prior to the commencement of development a scheme for the disposal of foul and surface water for the site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: To ensure the site and development are adequately drained, as required by Policy HL2 of the Fylde Borough Local Plan.

- 9 Prior to the commencement of any development full details for the arrangement, layout, design of above ground features, and operational capacity of the pumping station associated with the foul water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with these details and shall be operational prior to the occupation of the first dwelling hereby approved.

Reason: To ensure an appropriate appearance and operation of this facility in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 10 None of the dwelling hereby approved shall be occupied until details of a management and maintenance scheme for any sustainable drainage system to be installed as part of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

- a. arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
- b. arrangements concerning funding mechanisms for the ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) to include details such as:
 - a. on-going inspections relating to performance and asset condition assessments;
 - b. operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and
 - c. any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- c. means of access and easements for maintenance purposes;
- d. A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any sustainable drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 11 No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the identification of the site access for construction traffic,
- b. the timing of the provision, and standard of construction, of the site access for construction traffic,
- c. times of construction activity at the site,
- d. times and routes of deliveries to the site,
- e. the parking of vehicles of site operatives and visitors,
- f. loading and unloading of plant and materials,
- g. storage of plant and materials used in constructing the development,

- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- i. wheel washing facilities, including details of how, when and where the facilities are to be used'
- j. measures to control the emission of dust and dirt during construction,
- k. measures to control the generation of noise and vibration during construction to comply with BS5228:2009
- l. a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

- 12 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of the site including the internal access roads and footways, areas of landscaping and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future as required by Policy EP14 and HL2 of the Fylde Borough Local Plan.

- 13 The Local Area for Play, pedestrian route around site perimeter, and Trim Trail shall all be installed in accordance with the details specified in the plans listed in condition 2 of this permission and made available for use prior to the occupation of the 15th dwelling hereby approved. These details shall thereafter be maintained and retained available for public use at all times.

Reason: To ensure the appropriate provision of open space to serve the development in accordance with Policy TREC17 of the Fylde Borough Local Plan.

- 14 No work to clear vegetation within the site, no tree removal, no demolition work, and no other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the absence of nesting birds has been confirmed to the Local Planning Authority in writing following further surveys or inspections undertaken by a suitably qualified ecologist.

Reason: In order to protect habitats which have the potential to support breeding birds and so protect their nesting sites from harm as required by Policy EP19 of the Fylde Borough Local Plan.

- 15 In the event that the demolition works to 54 Bryning Lane do not commence before 1 March 2018 a further precautionary survey of the dwelling shall be undertaken by a suitably qualified ecologist to examine the potential for that property to provide a roost or nest site for bats, and shall be submitted to the local planning authority and approved in writing.

In the event that bats are found to be present then a proportionate mitigation strategy shall be prepared and shall form part of other submission. The mitigation shall be implemented in accordance with the approved scheme.

Reason: In order to prevent harm to this protected species in accordance with Policy EP19 of the Fylde Borough Local Plan.

- 16 No works shall commence until full details of the number, location and type of nesting opportunities for bird species has been submitted to and approved in writing by the local planning authority. These details shall be based on the recommendations of the ecological appraisal in condition 2 and shall include the timing of their erection. The approved details shall be implemented in full in accordance with that approved timing.

Reason: To ensure the maintenance of appropriate level and quality of nesting opportunities for birds within the site in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraph 118 of the NPPF.

- 17 No works shall commence until a site specific method statement to outline how the development of the site is to be implemented to minimise the potential risk of disturbance to Great Crested Newts and other amphibians, and how the site is to be developed to enhance its attractiveness to such species has been submitted to and approved in writing by Fylde Borough Council. The submitted details shall include:

- a. the timing of the works
- b. the provision of the wetland habitat features shown on the approved site plan
- c. the nature of the planting to be provided in these features,
- d. the provision of the 'Newt Corridor' shown on the approved site plan
- e. the erection of fencing to prevent Newt access during construction,
- f. the measures to ensure Newts and amphibians are not present at the commencement of works.

The approved scheme shall be implemented in full accordance with the details it contains and the timing of those works

Reason: To minimise the potential for harm to amphibians during construction and to enhance the attractiveness of the site to these species in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraph 118 of the NPPF.

- 18 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees and hedgerows along the whole of the southern and western site boundaries. 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 installed to prevent access to the Root Protection Area of these features. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to these areas of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Borough Local Plan policies EP12 and EP14.

- 19 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawings approved in condition 2 of this permission shall be carried out during the first planting after the development is substantially completed 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 the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP14 and EP9, and the National Planning Policy Framework.

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
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
 - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 2

Application Reference: 16/0413		Type of Application: Full Planning Permission	
Applicant:	Windmill Homes	Agent :	Thomas Associates Architects
Location:	ASHTONS NURSERY GARDENS, MYTHOP ROAD, LYTHAM ST ANNES, FY8 4JP		
Proposal:	RESIDENTIAL DEVELOPMENT CONSISTING OF 12 DWELLINGS WITH ASSOCIATED GARAGES FOLLOWING THE DEMOLITION OF THE EXISTING GARDEN CENTRE AND ASSOCIATED BUILDINGS		

Decision

Authority to GRANT Planning Permission delegated to the Head of Planning and Regeneration subject to the following conditions (or any variation to them that are considered necessary by the Head of Planning and Regeneration in the light of considerations that arise between the Committee date and the issuing of a planning permission), and the satisfactory completion of a s106 agreement to secure:

- Provision of a scheme to deliver a fair and proportionate contribution towards affordable housing provision in Lytham through the delivery of an appropriate off site scheme of affordable housing by the applicant
- A proportionate and viable financial contribution towards securing off site public open space, or the improvement of existing space, in the vicinity of the site.

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 - Dwg no. 2593/01
- Site Plan - Dwg no. 2593/03E
- Roof Plan - Dwg no. 2593/11E
- Site Survey - Dwg no. 2593/02E
- Site Levels - Dwg no. 2593/04E
- Floor Plans & Elevations (1) - Dwg no. 2593/05E
- Floor Plans & Elevations (2) - Dwg no. 2593/06
- Floor Plans & Elevations (3) - Dwg no. 2593/07E
- Floor Plans & Elevations (4) - Dwg no. 2593/08E
- Floor Plans & Elevations (5) - Dwg no. 2593/09E
- Floor Plans & Elevations (1) - Dwg no. 2593/12E
- Site Sections - Dwg no. 2593/10E

Supporting Reports:

- Design and Access Statement produced by Thomas Associates Architects
- Flood Risk Assessment produced by Waterco Consultants, dated November 2016 and referenced w1554-161107-FRA
- Transport Statement produced by SCP Transport Planning, dated March 2016 and referenced GW/14083/TS/1
- Drainage Strategy Report produced by Hamilton Technical Services - Issue 2, dated 05 December 2016

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

3 Prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

4 Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development

5 Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan

- 6 Prior to the commencement of construction on any dwelling hereby approved, a satisfactory programmed landscaping scheme for the area of residential development including hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

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 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning General Permitted Development 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]

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.

- 8 Notwithstanding the provision of Classes A & B of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development 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 Gates, walls, fences
- B New access
- C Exterior treatment]

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.

- 9 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties

- 10 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: w1554-160822-FRA), Waterco Ltd, August 2016 and the following mitigation measures detailed within the FRA:

- a. Limiting the surface water run-off generated by the critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- b. Demonstration within the FRA that the improvement/protection and maintenance of existing flood defences will be provided.
- c. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
- d. Confirmation of the opening up of any culverts across the site.
- e. Finished floor levels are set no lower than 3.85 m above Ordnance Datum (AOD).
- f. The proposed mitigation measures as stated in Section 9.3 of the FRA are implemented.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, and reduce the risk of flooding to the proposed development and future occupants.

- 11 No development shall commence until 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. Limiting the surface water run-off generated so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- b. A timetable for implementation, including phasing as applicable;
- c. Details of water quality controls, where applicable.

Reason: To ensure that the proposed development can be adequately drained, and to ensure that there is no flood risk on or off the site resulting from the proposed development

- 12 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
- 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 the proposed development can be adequately drained, and to ensure that there is no flood risk on or off the site resulting from the proposed development for the lifetime of the development

13

No part of the development hereby approved shall commence until a detailed scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. This scheme shall confirm the details of the following works including their phasing

- provision of visibility splays at the access road serving plots 1 – 4 of 2.4m x 55m in both directions
- details for the formation of the driveways and dropped crossing points to serve the other properties hereby approved
- details for the realignment of the footway and verge, including the closing up of the existing access points
- the provision of a detailed scheme for the upgrading of the two bus stops closest to the site on either side of Mythop Road to Quality Bus Stop standard (including arrangements for the on-going maintenance of these shelters)

The scheme shall be implemented in accordance with this agreed phasing.

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

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
2. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 – Avoiding danger from underground services.

GS6 – Avoidance of danger from overhead electric lines.

- ENWL underground service cables & high voltage cable running through the proposed site. Safe digging practices must be followed, the developer may apply to ENWL to have these diverted.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service, which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <http://www.enwl.co.uk/our-services/know-before-you-dig!>

It is recommended that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

3. In order for the development to come forward it would be necessary for a partial "stopping up" of the highway. The developer will be required to apply for a "stopping up" of highway under section 247 of the Town and Country Planning Act 1990. (For further details contact nationalcasework@dft.gsi.gov.uk or visit <https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>).
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.

Item Number: 3

Application Reference:	16/0554	Type of Application:	Outline Planning Permission
Applicant:	Hollins Strategic Land LLP	Agent :	
Location:	LAND WEST OF WOODLANDS CLOSE, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 50 DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Refused

Reasons

- 1 The application site has a close relationship to the existing settlement boundary and can be viewed from various vantage points that ensures its residential development will have a significant detrimental visual impact on the landscape character of the area. This incongruous proposal will be highly visible from a large number of receptors both wide and localised which combine to make the development a very dominant feature in the local landscape. As such, it is considered that the open landscape character of the area, which has been identified as an Area of Separation, would be harmed to the detriment of the enjoyment of the countryside by all users. This impact on the local community is not outweighed by the housing supply that may be realised by the proposal, and it is therefore contrary to policies contained within the National Planning Policy Framework, specifically paragraphs 17, 58 and 109; to criteria 1 and 2 of Policy HL2 and Policies EP10 and EP11 of the Fylde Borough Local Plan; and to Policy GD3, Policy ENV1 and criteria c, g, h and j of Policy GD7 of the emerging Fylde Local Plan to 2032.
- 2 The proposed development of this site would result in substantial harm to the setting of Newton as a rural village, and would extend development of the village in a westerly direction when viewed from Blackpool Road, which would result in a coalescence of Newton with the peripheral development around Kirkham. This is a detrimental impact on the separation between the settlements that provides their distinctive character as two separate settlements and will conflict with Policy GD3 of the emerging Fylde Local Plan to 2032 which designates the application site as part of a wider Area of Separation between these settlements.
- 3 The proposed development is required to make contributions towards the delivery of affordable housing and public open space on the site and financial contributions off-site towards the provision of new primary and secondary school places, and transport improvements. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements policies TREC17, CF2, TR1 and TR5 of the Fylde Borough Local Plan; policies INF2 and H4 of the emerging Fylde Local Plan to 2032; and the National Planning Policy Framework.

Informative notes:

- 1 For the avoidance of doubt, this decision relates to the following plans:
 - Drawing number LOC 001 (Location Plan).
 - Amended drawing number 001 revision 03 received on 7 November 2016 (Indicative Layout Plan).
 - Drawing number SK21630-001 (Proposed Site Access General Arrangement).

Item Number: 4

Application Reference: 16/0609		Type of Application:	Full Planning Permission
Applicant:	Conlon Living Ltd.	Agent :	Croft Goode Limited
Location:	BUSH NURSERIES, LAND OFF RUSKIN ROAD, FRECKLETON, PRESTON, PR4 1DR		
Proposal:	ERECTION OF 11 DWELLINGS WITH ASSOCIATED PARKING		

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 - Dwg no. 16-2161-PN004 Rev A
- Proposed Site Layout - Dwg no. 16-2161-PN001 Rev A
- Topographical Site Survey - Dwg no. 16-2161-PN005
- Proposed House Types - Dwg no. 16-2161-PN002 Rev A
- Proposed House Types Floor Plans Sheet 1 - Dwg no. 16-2161-PN006
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN007
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN008
- Proposed House Types Floor Plans Sheet 2 - Dwg no. 16-2161-PN009
- Proposed Elevations - Dwg no. 16-2161-PN0010

Supporting Reports:

- Design and Access Statement produced by Croft Goode - ref. 16 2161 PN901
- Planning Statement produced by Shepherd Planning, dated August 2016
- Flood Risk Assessment & Drainage Strategy - Ref No. G2331-FRA-01, dated 13th September 2016 and prepared by PSA Design.

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

- 3 Prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 4 Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

- 5 Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 6 Prior to the commencement of construction on any dwelling hereby approved, a satisfactory programmed landscaping scheme for the area of residential development including hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

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 Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, areas of landscaping and all associated features such as streetlighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future.

- 8 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E & F of the Town and Country Planning General Permitted Development 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]

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.

- 9 Notwithstanding the provision of Classes A & B of Part 2 to Schedule 2 in Article 3 of the Town and Country Planning General Permitted Development 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 Gates, walls, fences
- B New access
- C Exterior treatment]

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.

- 10 Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

- 11 Prior to the commencement of development, a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with this plan, unless variations from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

- 12 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy (Ref No. G2331-FRA-01, Dated 13th September 2016) which was prepared by PSA Design. No surface water will be permitted to drain directly or indirectly into the public combined sewer. No development shall commence until 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 +30% allowance for climate change), 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 surface water run-off must not exceed the pre-development greenfield runoff rate.
- 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.

Reason: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development, and that water quality is not detrimentally impacted by the development proposal

- 13 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
- 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:
 - a. on-going inspections relating to performance and asset condition assessments
 - 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;
- 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 to reduce the flood risk to the development as a result of inadequate maintenance

- 14 All attenuation storage systems and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

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

- 15 No part of the development hereby approved shall commence until a detailed scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. This scheme shall be based on the details shown on the approved site layout plan defined in condition 3, and shall include the improved width of the access way, the construction of footways at both sides of this access way, and their connection to the existing footpath network on Lytham Road, the appropriate lighting of this access way, and the introduction of appropriate drainage. The scheme shall also include phasing arrangement for these works and shall be implemented in accordance with this agreed phasing.

Reasons: In order to satisfy the Local Planning Authority and Highway 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.

- 16 Prior to the commencement of any development hereby approved, a detailed scheme for the upgrading of the two bus stops closest to the site (on the north and south sides of Lytham Road) to Quality Bus Stop standard shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented prior to the first occupation of any of the approved dwellings.

To secure appropriate improvements to the highway network around the site to encourage sustainable transport 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
2. The new site access and associated off-site works will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.
3. For the avoidance of doubt this permission does not grant permission to connect to the ordinary watercourse(s) and 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 at <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

Item Number: 5

Application Reference:	16/0639	Type of Application:	Full Planning Permission
Applicant:	RP Tyson Construction	Agent :	Smith & Love Planning Consultants
Location:	THE GABLES, 35-39 ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PG		
Proposal:	ERECTION OF FOUR STOREY BUILDING PROVIDING 19 NO. APARTMENTS WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING		

Decision

Full Planning Permission :- Application Deferred for later consideration following legal advice

Item Number: 6

Application Reference:	16/0715	Type of Application:	Full Planning Permission
Applicant:	J Wareing and Sons Ltd	Agent :	Acland Bracewell Surveyors Ltd
Location:	WAREINGS, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RJ		
Proposal:	ERECTION OF EXTENSION TO FABRICATION SHOP AND PAINT SHOP, FOLLOWING DEMOLITION OF EXISTING LEAN-TO.		

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 - X604/157/003;
- Proposed Site Layout - P5866-02 Rev. D - received 10 October 2016;
- Plan and Elevations - P5866-01; and,
- P5771-01 Rev. A - Planning Drawing.

Supporting Reports:

- Design and Access Statement including Supporting Statement

Reason: To clarify the permission.

- 3 All external facing materials of the development hereby permitted shall match the existing

industrial buildings in colour, form, type, size and texture.

Reason: In the interests of visual amenity.

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.

Item Number: 7

Application Reference: 16/0734		Type of Application: Change of Use	
Applicant:	Motorlands	Agent :	PLANNING
	Motorhomes Ltd		PROBLEMS SOLVED
Location:	STATESTRONG, BOUNDARY ROAD, LYTHAM ST ANNES, FY8 5LT		
Proposal:	CHANGE OF USE OF EXISTING CLASS B1 INDUSTRIAL UNIT AND PART OF CURTILAGE TO USE FOR SALES, DISPLAY & STORAGE OF MOTOR HOMES (SUI GENERIS USE/B8 USE) AND THEIR MAINTENANCE (CLASS B2) WITH TWO STOREY OFFICE BLOCK TO FRONT RETAINED AS SEPARATE OFFICE USE (CLASS B1)		

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 consent relates to the following details:

Approved plans:

- Location Plan - drawing no. NR/JC/STATE/01 REV. A
- Proposed site plan - drawing no. NR/JC/STATE/03 REV. A

Supporting Reports:

- Design and Access Statement - Nigel Robinson

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

- 3 Prior to the change of use hereby approved being implemented a scheme for landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the scheme is agreed. 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.

To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the area and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan policy EP14 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development)(England) Order 2015 or any other legislation that amends or re-enacts those Orders, the premises hereby approved shall be used only for the uses specified, and only in the areas as shown on drawing no. NR/JC/STATE/03 REV. A .

For the avoidance of doubt and in order to limit the establishment of alternative uses/operations in this out of centre location.

Informative notes:

1. As the proposal includes works may impact the existing operational railway, a **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent. The applicant / developer should liaise directly with Asset Protection to set up the BAPA. AssetProtectionLNWNorth@networkrail.co.uk
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.

Item Number: 8

Application Reference: 16/0743		Type of Application: Householder Planning Application	
Applicant:	Mr Beesley	Agent :	Homeplan Designs
Location:	9 ELDER CLOSE, BRYNING WITH WARTON, PRESTON, PR4 1SX		
Proposal:	RETROSPECTIVE APPLICATION FOR DETACHED OUTBUILDING IN REAR GARDEN FOR USE AS STUDY/OFFICE		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

- 1 This consent relates to the following details:

Approved plans:

- Location Plan
- Elevations and Plans: As Built - HP/2317 PL/16/05.1

Reason: For the avoidance of doubt.

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.

Item Number: 9

Application Reference: 16/0765		Type of Application:	Full Planning Permission
Applicant:	Mr & Mrs Currey	Agent :	Fox Planning Consultancy
Location:	LAND EAST, SHARD ROAD, SINGLETON		
Proposal:	RESUBMISSION OF APPLICATION 16/0475 FOR USE OF LAND FOR PRIVATE EQUESTRIAN PURPOSE, INCLUDING GRAZING, WITH SITING OF A SERIES OF TIMBER STABLES PROVIDING 11 NO. INDIVIDUAL STABLES IN TOTAL, OPEN FRONTED STORAGE BUILDING, SITING OF 1 NO. CONTAINER (RETROSPECTIVE) AND PROPOSED SURFACING WORKS TO YARD AND PROVISION OF MANURE STORE.		

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 - 'Stanfords' map data
- Proposed site plan, elevation and floor plans - drawing no. LF/PC/3113 received by LPA 18.10.16.
- Proposed landscaping scheme - Fox Planning Consultancy dated 18th October 2016

Supporting Reports:

- Design and Access Statement - Fox Planning Consultancy - dated 26th September 2016

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

- 3 That the site shall operate as a private equestrian facility only, with the extent of the stabling limited to no more than the 11 stables shown on the site layout plan hereby approved under condition 2 of this planning permission.

Reason: Due to the absence of any residential accommodation being available on the site, and to establish one in such an isolated location for security, welfare or other reasons would not be sustainable development and so would conflict with Policy SP2 of the Fylde Borough Local Plan and the NPPF.

- 4 That the landscaping scheme shown in the 'Fox Planning Consultancy' document dated 18th October 2016 shall be implemented no later than the next planting season following the date of this decision. 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 developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site.

To enhance the quality of the development in the interests of the amenities of the locality and 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, Section 11.

- 5 Within one month of the date of this decision the manure store as shown on drawing no. LP/PC/3113 shall be installed on the site. The approved form of manure store shall not give rise to free drainage from within the stacked material and shall be regularly emptied and the approved form of store shall be retained in its approved form thereafter, unless permission is granted for alternative means of storage.

To ensure the protection of the special designations of the site in accordance with Policies EP16, EP20 & EP23 of the Fylde Borough Local Plan, as altered (October 2005) and Policies GD4 and ENV1 of the emerging plan to 2032 together with the aims of the NPPF.

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: 10

Application Reference:	16/0806	Type of Application:	Householder Planning Application
Applicant:	Mr Farman	Agent :	
Location:	18 LINDSAY AVENUE, LYTHAM ST ANNES, FY8 3LN		
Proposal:	RESUBMISSION OF APPLICATION 16/0428 FOR FIRST FLOOR SIDE EXTENSION OVER EXISTING GROUND FLOOR EXTENSION.		

Decision

Householder Planning Application :- 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 No above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL5 and the National Planning Policy Framework.

- 3 This consent relates to the following details:

- Location Plan - Supplied by applicant under reference PP-0554504
- Proposed First Floor Plan - Supplied by applicant under reference PP-0554504
- Existing and Proposed Ground Floor Plan - Supplied by applicant under reference PP-0554504
- Proposed Loft Room - Supplied by applicant under reference PP-0554504
- Proposed Top View - Supplied by applicant under reference PP-0554504
- Proposed Front View - Supplied by applicant under reference PP-0554504
- Proposed Rear View - Supplied by applicant under reference PP-0554504
- Proposed Side View - Supplied by applicant under reference PP-0554504

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

- 4 Prior to any development activity commencing, the hedge to the perimeter boundary of the property and the existing tress on site as indicated on the 'Proposed Top View Plan hereby approved shall be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) as identified on a plan that shall have been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Within, or at the perimeter of, these root protection areas, 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 tree without the prior agreement of the Local Planning Authority. Any work to retained trees 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 tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

- 5 That the existing hedge to the perimeter of the site as indicated on the 'Proposed Top View Plan hereby approved shall be retained and maintained at a height of between 2.5m and 3.5m at all times following the first occupation of the extended dwelling.

Reason: To ensure that this feature is retained at a height that serves to effectively soften the visual impact of the development in the streetscene in accordance with Policy HL5 of the Fylde Borough Local Plan.

Reason for Approval:

- 1 The Committee were satisfied that there is a significant degree of landscaping surrounding the site that would mitigate any adverse impact of the proposed first floor extension on the surrounding streetscene.