

Minutes

Development Management Committee



Date:	Wednesday, 10 February 2016
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder
Other Council members:	Councillors Maxine Chew, Alan Clayton, Sandra Pitman
Officers:	Mark Evans, Andrew Stell, Kieran Birch, Clare Lord, Lyndsey Lacey-Simone, Matthew Taylor, Ruth Thow
Members of the public:	Approximately 30 members of the public were in attendance during the course of the day.

Procedural Items

Public Speaking at the Development Management Committee

In accordance with the public speaking arrangements for the Development Management Committee, 10 members of the public addressed the committee on various applications detailed on the agenda.

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.

Councillor Linda Nulty declared a personal and prejudicial interest in planning application no: 15/0733 relating to Mill Farm Ventures, Fleetwood Road, Medlar with Wesham and withdrew from the meeting during the consideration and voting of this item.

With regard to planning application no 15/0507 relating to Land off Medlar Lane, Wesham, Councillor Linda Nulty mentioned that she had met the applicant on site in her capacity as ward councillor.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 20 January 2016 as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members.

Decision Items

4. Development Management Matters

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.

(Councillor Albert Pounder was not in attendance during the consideration and voting on planning applications nos: 15/0661, 15/0662 and 15/0866)

5. Request for Additional Section 106 Funds, Former Kwik Save Site, St Andrew's Road, St Annes

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) regarding an approach from Great Places Housing Group to allocate further S106 funding for the scheme at the former Kwik Save site, St Annes. Mr Evans explained that this was a result of the Government's July budget which announced a 1% reduction to all affordable rent tenure properties. Full details with regard to this matter were set out in the report.

It was RESOLVED - To recommend to the Finance & Democracy Committee the approval of an additional £75,000 fully-funded revenue budget increase in 2015/16 to be met from a Section 106 contribution (Agreement Ref: 03/0157 - Queen Mary School Development) held by the council paid under planning obligations for affordable housing of the same amount, to offset half of the losses Great Places will incur on delivering affordable housing on the Kwik Save site, following the impact of 1% rent reduction to all affordable rent tenure properties announced in the Government's July 2015 Budget.

(Councillors Michael Cornah and Albert Pounder were not in attendance during the consideration and voting on this matter).

6. Review of Charging for Pre Application Planning Advice

Mark Evans (Head of Planning and Regeneration) was invited to present the report. The report outlined the proposed charges for pre-application planning advice and meetings to be charged by the Planning & Regeneration Service for the year 2016/17 commencing 1 April 2016. Members were advised that the projected outcome is an increase in income generation to support the Council's budget and an improvement in the efficiency and effectiveness of the Development Management team.

In brief, the report set out the background on the principles and objectives for charging for planning advice together with the key issues and proposals for consideration by committee.

Included as appendices to the report were examples of charges (from other local authorities) for

pre-application advice and a proposed schedule of pre application charges.

IT WAS RESOLVED:

1. To recommend to Council (as part of the budget proposals) that the new fees and charges, as set out in Appendix 2 of the report be approved and adopted from 1 April 2016.
2. That future requests submitted in writing to determine whether development requires an application for planning permission be determined by way of a formal submission of a Certificate of Lawfulness in accordance with S 192 of the Town & Country Planning Act 1990.

(Councillors Michael Cornah and Albert Pounder were not in attendance during the consideration and voting on this matter)

Information Items

7. List of Appeals Decided

It was RESOLVED to note the appeal decisions letters received between 18 December 2015 and 29 January 2016.

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Development Management Committee Minutes

10 February 2016

Item Number: 1

Application Reference:	15/0507	Type of Application:	Full Planning Permission
Applicant:	Absolute Genetics	Agent :	ML Planning Consultancy Ltd
Location:	LAND OFF MEDLAR LANE, MEDLAR WITH WESHAM, PRESTON, PR4 3HR		
Proposal:	RESUBMISSION OF 15/0205 FOR ERECTION OF 1 No AGRICULTURAL WORKERS DWELLING IN ASSOCIATION WITH EXISTING BUSINESS		

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 - By Stanfords 13 Jan 2014
- Proposed Site Plan, Floor Plans and Elevations - ML Planning Consultancy LFJK/3015

Supporting Reports:

- Design and Access Statement - ML Planning Consultancy
- Supporting Information for Agricultural Dwelling - ML Planning Consultancy

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

- 3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry [as defined in Section 336 [1] of the Town and Country Planning Act 1990] including any dependants of such a person residing with him / her, or a widow or widower of such a person.

Reason: The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the adjoining land for agriculture purposes and the condition is imposed in order to preserve the character and nature of this rural area.

- 4 Prior to the commencement of any development full details of the nature, size, colour and texture of the facing materials for the dwelling and its roof shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in this rural area in accordance with the requirements of Policy HL2 of the Fylde Borough Local Plan.

- 5 Prior to the commencement of any development full details of the nature, size, colour and texture of materials to be used in the external hard surfaced areas of the site shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in this rural area in accordance with the requirements of Policy HL2 of the Fylde Borough Local Plan.

- 6 No above ground works on the construction of the dwelling shall take place until a scheme for the design, construction and drainage of the site access (the position of which is shown on ML Planning Consultancy drawing LFJK/3015) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall make provision for the provision of a hard surfaced access way for a distance of at least 5m into the site from the edge of the carriageway, and that a minimum visibility splay of 2.4 metres x 43 metres in both directions at the access point be provided. The site access shall be constructed in accordance with the duly approved scheme and made available for use before the dwelling hereby approved is first occupied.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) above 1m in height measured from the carriageway level of Medlar Lane.

Reason: To ensure safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 7 That prior to the commencement of any development details of the design, height, routing and materials of any fixed boundary treatments to the site, and the species, planting density and maintenance schedule of the hedges to be planted around the curtilage boundaries as shown on the approved plan shall be submitted to and

approved in writing by the Local Planning Authority. Any fencing shall be erected and the hedges planted prior to the first occupation of the dwelling and then shall be maintained in accordance with the agreed maintenance schedule thereafter.

Reason: To provide an appropriately rural appearance to the boundaries of the curtilage to the dwelling in accordance with Policy HL2 of the Fylde Borough Local Plan.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the rural character of the area in accordance with the requirements of Fylde Borough Local Plan policy HL2.

- 9 That the garage hereby approved shall remain available for the purpose of housing motor vehicles and / or private domestic storage only and shall not be modified or converted for any other purpose.

Reason: To ensure that there is adequate parking provision retained within the dwelling curtilage and to retain appropriate control over the development of the property in accordance with preserving the rural character of the area.

- 10 Prior to the commencement of any development hereby approved a schedule of the existing ground levels and the proposed ground and floor level of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship of the new dwelling to the character of the surrounding rural area in accordance with the requirements of Fylde Borough Local Plan policy HL2

- 11 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;

- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) flood water exceedance routes, both on and off site;
- (vi) means of access for maintenance and easements (where applicable);
- (vii) a timetable for implementation, including any phasing of works; and
- (viii) a management and maintenance plan for the lifetime of the development which, as a minimum, shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company, arrangements concerning appropriate funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components), ongoing inspections relating to performance and asset condition assessments, operation costs, 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.

The duly approved scheme shall be implemented before the dwelling is first occupied, or within any other timescale first agreed in writing with the Local Planning Authority, and shall be 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 foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, 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

Reason for Approval

The Committee considered that the applicant had presented sufficient justification in terms of agricultural need and viability to warrant the provision of an agricultural workers dwelling at this agricultural holding.

Item Number: 2

Application Reference:	15/0587	Type of Application:	Full Planning Permission
Applicant:	Mr Daniel	Agent :	ML Planning Consultancy Ltd
Location:	SASWICK HOUSE, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XD		
Proposal:	CHANGE OF USE OF AGRICULTURAL AND DOMESTIC OUTBUILDINGS TO PROVIDE FARM SHOP AND CAFE WITH ASSOCIATED ELEVATIONAL CHANGES TO BUILDING, PORCH EXTENSION TO FRONT AND PARKING AREA TO FRONT.		

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 - scale 1:2500, supplied by Stanfords and dated 19 August 2015
- Site Plan (showing 8 parking spaces) - Dwg No. LF/ID/3013, dated 12 August 2015 and received by the LPA on 18 December 2015
- Existing & Proposed Elevations and Plans - Dwg No. LF/ID/3012, dated 12 August 2015

Supporting Reports:

- Design and Access Statement
- Ecological Appraisal: Produced by Envirotech, dated 01/10/2015
- Structural Report: Produced by Keskin Consulting Structural Engineers, dated 22 September 2015

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

- 3 Notwithstanding any denotation on the approved plans samples of facing brickwork [including details of mortar colour], and roof treatment, including colour, shall be submitted to and approved by the Local Planning Authority prior to the

commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

- 4 The premises shall only be open to the public for the sale and consumption of food and drink, between the hours of 0900 to 1800 on any day.

To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 5 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 as a 'farm shop and cafe' with the retail area limited to that indicated on the approved plans and the cafe area limited to that shown on the approved plans. The shop shall operate in a manner that ensures only food stuffs produced by farms and agricultural holdings within the Fylde Borough area are provided for sale.

Reason: To ensure an appropriate control is maintained over the extent of the retail use and the range of goods

- 6 The development hereby approved shall be carried out having due regard for the recommendations set out in paragraphs 6.4.1 to 6.4.9 of the submitted Ecological Appraisal, produced by Envirotech and dated 01 October 2015..

To safeguard the habitat and population of protected bats around the site that might be found during the development

- 7 Notwithstanding the provision of Article 3, Schedule 2, Part 3, Classes Q, R and S of the Town and Country Planning (General Permitted Development) (England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the buildings on the application farm relevant to those classes shall be carried out without Planning Permission.

Class Q relates to Agricultural to Residential Use
Class R relates to Agricultural to Commercial Use
Class S relates to Agricultural to Nursery Use

Reason: To ensure that the Local Planning Authority has control over any future development of the site to that which is appropriate given the location in the countryside remote from any settlement.

- 8 That prior to the first preparation of any hot food within the premises full details (including manufacturer's specifications) of appropriate mechanical fume extraction and filtration equipment shall be submitted to, and approved in writing by, the Local Planning Authority, and installed and brought into service for the operational life of

the premises.

To ensure that the proposal provides an appropriate environment for customers and staff whilst avoiding any undue noise, odour and visual or other such harms to neighbouring residents or the character of the building and area.

- 9 Before the development hereby permitted is commenced measures shall be agreed with the Local Planning Authority for the safeguarding and protection of existing trees from damage by development works, storage of materials and operation of machinery. The area within which trees are growing shall be adequately fenced off with chestnut paling or other similar fencing to the satisfaction of the Local Planning Authority before any development is commenced, or material brought into the site. No vehicles shall pass into this area, no materials shall be stored there, no waste shall be tipped or allowed to run into the area, no fires shall be lit and no physical damage to bark or branches shall be allowed. Any pruning or other treatment to trees shall be competently carried out only after agreement with the Local Planning Authority.

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

- 10 Prior to the first operation of the cafe/shop hereby approved the parking areas indicated on the approved plan listed under condition 3 of this planning permission shall be surfaced, drained and made available for the parking of motor vehicles. These spaces shall remain available for that purpose at all times thereafter.

To ensure that an appropriate level and location of on-site parking is provided for the development in the interests of highway safety.

- 11 That the extent of the conversion works undertaken as part of this planning permission shall be limited to the insertion of glazing to the existing openings and the infilling of the areas of open sides to the structure and their cladding with timber, and the repair of the rear wall to the stable block where this has suffered from water ingress as shown on ML Plan LF/ID/3012 and the Structural Report as hereby approved.

To ensure the works are undertaken as a conversion of the building to retain its contribution to the rural character of the area as required by Policy SP5 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

Item Number: 3

Application Reference:	15/0661	Type of Application:	Full Planning Permission
Applicant:	Mrs Mason	Agent :	ML Planning Consultancy Ltd
Location:	NEARER HILLOCK FARM, HILLOCK LANE, BRYNING WITH WARTON, PRESTON, PR4 1TP		
Proposal:	CHANGE OF USE OF STORAGE BUILDING FOR MIXED USE OF STORAGE AND RETAILING OF FLOWERS WITH ERECTION OF LEAN-TO EXTENSION AND SITING OF DOUBLE HEIGHT STORAGE CONTAINER		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

- 1 This consent relates to the following details:

Approved plans:

- Location Plan
- Proposed Plans and Elevations - ML Planning Consultancy Ltd drawing LG/MM3027 dated 27/11/15

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

- 2 That the extent of the site utilised for Class A1 retail use shall be that area indicated as 'Retail Area' on drawing LG/MM/2027 (received 27 November 2015) as hereby approved, with all other areas shown on that drawing utilised for storage only within Class B8 of the Town and Country Planning (Use Classes Order) 1987.

To provide appropriate control over the extent of retail use of the site in the interests of minimising potential harm to neighbouring centres.

- 3 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 or the Town & Country Planning (General Permitted Development)(England) Order 2015, or any amendment or re-enactment of those Orders, the use hereby approved shall be restricted to the sale of flowers and ancillary products only.

The establishment of a general A1 retail outlet in this isolated location would be detrimental to the vitality and viability of established centres and would lead to additional vehicular traffic on the rural highway network.

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: 4

Application Reference:	15/0662	Type of Application:	Advertisement Consent
Applicant:	Mrs Mason	Agent :	ML Planning Consultancy Ltd
Location:	NEARER HILLOCK FARM, HILLOCK LANE, BRYNING WITH WARTON, PRESTON, PR4 1TP		
Proposal:	RESUBMISSION OF APPLICATION 15/0513 FOR ADVERTISEMENT CONSENT FOR SITING OF 2 NON-ILLUMINATED SIGNS		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

- 1
 - a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of

Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 This consent relates to the following details:

Approved plans:

- Site Plan and Elevations Signs 1 & 2 - ML Planning Consultancy drawing LG/MM3124 dated 27 November 2015

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

Item Number: 5

Application Reference:	15/0724	Type of Application:	Reserved Matters
Applicant:	Rowland Homes	Agent :	De Pol Associates
Location:	LAND EAST OF FLEETWOOD ROAD AND NORTH OF, MOWBRECK LANE, MEDLAR WITH WESHAM		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 159 DWELLINGS ASSOCIATED OUTLINE PLANNING PERMISSION 14/0779		

Decision

Reserved Matters :- Granted

Conditions and Reasons

- 1 That the reserved matters application hereby approved shall relate to the following plans and reports:

Location Plan R081/1001
Master Plan R081/1000
Street Scene R081/1002
Site Layout Plan R081/1
Fencing Layout R081/2

Materials Schedule R081/3
 4 unit 1 Bed Apartments – FP APT/4/1B/P/01 REV A
 4 unit 1 Bed Apartments – EP APT/4/1B/P/02
 BURLINGTON HT105/P/111 REV C
 MARLBOROUGH (att garage) FP HT107/P/110
 MARLBOROUGH (att garage) Cheshire EP HT107/P/111 REV A
 MARLBOROUGH (att garage) Render EP HT107/P/112 REV A
 MARLBOROUGH (det garage) FP HT107/P/210
 MARLBOROUGH (det garage) EP HT107/P/212 REV A
 REYNOLD – FP HT130/P/110 REV A
 REYNOLD - Cheshire EP HT130/P/111 REVA
 REYNOLD - Render EP HT130/P/112 REV A
 VICTORIA HT132/P/111 REV C
 HATTON - Cheshire EP HT1139/P/111 REV C
 HATTON - Render EP HT1139/P/112 REV A
 WALLINGFORD HT140/P/100
 BELGRAVE HT146/P/115
 BONINGTON - Side Aspect with Bay – FP HT147/P/110-11
 BONINGTON - Side Aspect with Bay - Render EP HT147/P/112-11 REV A
 BONINGTON - Rear Aspect no Bay – FP HT147/P/113
 BONINGTON - Rear Aspect no Bay - Render EP HT147/P/202-38
 RENISHAW - Cheshire EP HT149/P/201 REV A
 RENISHAW - Render EP HT149/P/202 REV A
 HOLBROOK - Cheshire EP HT162/P/101 REV A
 HOLBROOK - Render EP HT162/P/102 REV C
 A2 - Cheshire EP HT164/P/1 REV A
 A3 - Cheshire EP HT165/P/1-1 REV B
 CHARLESTON - Cheshire EP HT166/P/111 REV A
 BRANTWOOD - Cheshire EP HT167/P/100
 Double Garage P/DG/1
 Single Garage P/SG/1
 1.8m Close Boarded Timber Detail SD.1 REV A
 900mm Post & Rail Fence Detail SD.21
 Knee Rail Fence SD.23 REV A
 1.8m Screen Wall SD.46 REV A
 1.2m Picket Fence Detail SD.89
 1.2m Rabbit Proof Post & Rail Fence Detail SD.103
 Proposed Drainage Strategy Plan 12014-CRH-Z1-XX-DR-D-4001 REV D1
 Proposed Site Levels 12014-CRH-Z1-XX-DR-D-4002 REV D1
 Playspace Details 1923-04
 Landscape Proposals Sheet 1 1923-06
 Landscape Proposals Sheet 2 1923-07
 Landscape Proposals Sheet 3 1923-08
 Landscape Proposals Sheet 4 1923-09
 Bio-diversity Area Proposals 1923-10
 Biodiversity Area Planting Schedule

Reason: In order to properly define the permission as agreed with the applicant and agent.

- 2 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 which is yet to be calculated. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

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

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.

- 3 No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the drainage for the proposed development can be adequately maintained., and t ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

- 4 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;
 - iii. 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, to reduce the flood risk to the development as a result of inadequate maintenance, to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 5 No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere, and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

- 6 All attenuation basins 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

- 7 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and footways within the development have been submitted to and approved by the local planning authority. The streets and footways shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has

been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

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

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

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

- 9 No development shall be commenced until full details of the engineering, drainage and constructional details of the pedestrian access to the south of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

- 10 The play equipment as shown on drawing number 1923_04 shall be provided no later than prior the occupation of the 50th dwelling approved by this application. This facility shall thereafter be maintained available for public use at all times.

Reason: To ensure the provision of play equipment on site as required by Policy TREC17 of the Fylde Borough Local Plan.

- 11 Notwithstanding the approved plans, the eastern boundary of the site adjacent to the existing public right of way shall be formed by a native hedgerow, to be planted and maintained as part of the overall landscaping for the site.

Reason: In the interest of visual amenity.

- 12 Prior to the commencement of development on the site full details of the future responsibilities and resources for the implementation of the management regime for the Biodiversity Reserve and Public Open space areas shall be submitted to the Local

Planning Authority for approval in writing. This area shall thereafter be maintained in full accordance with that approved scheme.

Reason: In order to ensure the Biodiversity Area is maintained and managed as intended in perpetuity.

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:

Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

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. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it 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 here:

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

Item Number: 6

Application Reference:	15/0733	Type of Application:	Full Planning Permission
Applicant:	Mill Farm Ventures	Agent :	PWA Planning
Location:	MILL FARM VENTURES, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
Proposal:	CONSTRUCTION OF 11 NO. ALL WEATHER FLOODLIT FOOTBALL PITCHES, 1 NO. ALL WEATHER FLOODLIT HOCKEY PITCH, 1 NO. HOCKEY PITCH SPECTATOR STAND PROVIDING SEATING FOR 256 SPECTATORS AND TEMPORARY CHANGING FACILITIES.		

Decision

Full Planning Permission :- Delegate the authority to grant planning permission to the Head of Planning and Regeneration subject to the withdrawal of the objection to the scheme from the Environment Agency, and variation of the existing Section 106 agreement in order to accommodate the increased number of pitches in the definition and Obligations planning permission. The Planning Permission to be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable)

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 Prior to the commencement of the development hereby approved, a Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The deliveries to the site shall take place in accordance with the plan unless the Local Planning Authority is notified in writing and agreement is reached regarding any proposed alterations.

Reason: In order to ensure highway safety is maintained at all time.

- 3 The car parking to serve the development hereby approved shall be surfaced, demarcated and made available for use prior to the use of the sports pitches, unless otherwise agreed in writing with the Local Planning Authority. The car park shall then be available at all times whilst the site is occupied.

Reason: To ensure that there is adequate parking for the development proposed when the buildings are occupied.

- 4 Prior to the first use of the development hereby approved, a fully detailed Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory car parking management strategy is implemented for the development.

- 5 The sports pitches hereby approved shall not be used in the one hour before, also during, and two hours after any AFC Fylde home football match with an expected attendance in excess of 1000 spectators or other large scale event (as identified prior to the start of each season through the procedures set out in the Stadium

Management Plan and AFC Fylde Traffic Management Plan). The development shall then be operated in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise the peak demand within the area and to ensure the availability of appropriate car parking within the site.

- 6 The Framework Travel Plan as approved/accepted/agreed for the site as a whole through application 13/0655 must be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

Reason: To ensure that the development provides sustainable transport options.

- 7 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the fences buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order 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 HL2 and the National Planning Policy Framework.

- 8 No development shall commence until details of the design and layout of the artificial turf football pitches, to include dimensions, run off areas, goal areas, materials, and the colour of these materials have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The artificial turf football pitches shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with paragraphs 69-70 of NPPF.

- 9 Prior to the commencement of development, facilities shall be provided within the site by which means of the wheels of vehicles will be cleaned before leaving the site. Details of the design and location of the facilities shall first have been submitted to and approved in writing by the local planning authority. These wheel washing facilities shall be permanently retained during the construction period to the satisfaction of the Local Planning Authority.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 10 The sports pitches hereby approved shall only be used between the hours of 08:00 and 22:00 on Monday to Saturday and between 08:00 and 18:00 on a Sunday.

Reason: To safeguard residential amenity.

- 11 The sports pitches floodlights hereby approved shall only operate between the hours of 08:00 and 22:00 on Monday to Saturday and between 08:00 and 18:00 on a Sunday.

Reason: To safeguard residential amenity.

- 12 The proposed development shall be designed so that cumulative noise from the proposed noise sources does not exceed:

50dB LAeq (16 hour) from 07.00 to 23.00, 45dB LAeq (8 hour) from 23.00 to 07.00 and 60dB LAFmax from (19.00 -0700 or 2300-0700) for single sound events at the façade of the nearest noise-sensitive property, and
55dB LAeq (16 hour) from 07.00 to 23.00 at the outdoor living areas of the nearest noise-sensitive property, for example rear gardens and balconies, or any such level as approved in writing by the Local Planning Authority.

Reason: In order to protect residential amenity

- 13 Prior to the commencement of development full details of the temporary changing facilities shall be submitted to the Local Planning Authority for approval in writing. The details shall include their location, size and materials and for the avoidance of doubt shall be removed from the site in full within two years of the date of this planning permission.

Reason: In order to ensure an acceptable visual impact in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 14 This permission relates to the following plans:

- Football Pitches Proposed Section Details;
- Hockey Pitch Proposed Section Details;
- Proposed Fencing Detail (drawing no. BEKASPORT-PLUS-30);
- Proposed Floodlighting Scheme (drawing no. UKS10042/B);
- Proposed Site Layout (drawing no. 4884_P_105);
- Proposed Stand Elevations (drawing no. 4884_P_109);
- Site Location Plan (drawing no. 4884_P_105);

Except where modified by the 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 a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

(N.B. the list of plans set out in condition 14 is likely to be amended in order to address the concerns expressed by the Environment Agency)

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 applicant is advised that the design and layout of the artificial turf football pitches should comply with the relevant industry Technical Design Guidance. Particular attention is drawn to: Football Association Guide to 3G Football Turf Pitch Design Principles and Layouts <http://www.thefa.com/my-football/football-volunteers/Runningaclub/yourfacilities/TechnicalStandards>

Item Number: 7

Application Reference:	15/0763	Type of Application:	Outline Planning Permission
Applicant:	Wainhomes (North West) Ltd	Agent :	Sedgwick Associates
Location:	LAND NORTH OF PRESTON OLD ROAD, NEWTON WITH CLIFTON		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 74 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Application Deferred

Conditions and Reasons

Deferred to allow members of the committee to visit the site to examine the location of the proposed site access and parking arrangements in the vicinity of the site access.

Item Number: 8

Application Reference: 15/0811		Type of Application: Full Planning Permission	
Applicant:	Blackpool & the Fylde College	Agent :	IBI Group
Location:	FORMER BLACKPOOL AIRPORT TERMINAL BUILDING, SQUIRES GATE LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 2QY		
Proposal:	DEMOLITION OF EXISTING AIRPORT TERMINAL BUILDING AND ERECTION OF A TWO STOREY COLLEGE BUILDING (USE CLASS D1) WITH ROOF-LEVEL SOLAR PANELS INCLUDING ASSOCIATED INFRASTRUCTURE, CAR PARKING AND LANDSCAPING		

Decision

Full Planning Permission :- Granted

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. 50101 EX(90)12 Rev C – Planning application boundary plan.
Drawing no. 50101 SK(90)20 – Development plan.
Drawing no. 50101_SP(90)11 Rev N – External works plan phase 1.
Drawing no. 50101_SP(90)12 Rev E – External works plan phase 2.
Drawing no. 50101_SP(90)13 Rev E – Planting plan phase 1.
Drawing no. EL(20)02 Rev G – Proposed GA building elevations phase 1.
Drawing no. EL(20)13 Rev A – Proposed GA building elevations phase 2.
Drawing no. PL(20)03 Rev D – EHQ ground floor phase 1.
Drawing no. PL(20)04 Rev D – EHQ first floor phase 1.
Drawing no. PL(27)04 Rev B – EHQ flat roof plan phase 1.
Drawing no. PL(27)03 Rev B – EHQ curved roof plan phase 1.
Drawing no. PL(20)12 – EHQ ground floor phase 2.
Drawing no. PL(20)13 – EHQ first floor phase 2.
Drawing no. PL(27)13 – EHQ flat roof plan phase 2.
Drawing no. PL(27)12 – EHQ curved roof plan phase 2.

Drawing no. SE(20)02 Rev B – Indicative sections.
Drawing no. SE(90)02 Rev A – Indicative site sections phase 1.
Drawing no. SE(90)03 Rev A – Indicative site sections phase 2.
Drawing no. MA1262-70-00-01 Rev C – Proposed drainage layout.
Drawing no. DT(90)04 – Typical storage compound.
Drawing no. DT(90)03 Rev B – External works typical details hard landscape.
Drawing no. 015.066.M.112 Rev T2 – Indicative mechanical services elevations.
Drawing no. 015.066.E102 Rev T1 – External lighting planning layout.
Drawing no. 015.066.E104 Rev T1 – CCTV & external services layout.

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 a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the 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 sequentially in accordance with the two phases shown on drawing nos. 50101_SP(90)11 Rev N & EL(20)02 Rev G (phase 1) and 50101_SP(90)12 Rev E & EL(20)13 Rev A (phase 2). The first phase of development shall include those parts of the building and all associated external access, parking, servicing, manoeuvring and other landscaped areas and ancillary buildings and enclosures shown on drawing nos. 50101_SP(90)11 Rev N & EL(20)02 Rev G, and these external works shall be completed and made available for use before the building hereby approved is first occupied.

Reason: For the avoidance of doubt and to ensure that any phased development of the site takes place in an appropriate order and timetable which secures adequate provision of infrastructure to serve each phase in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

- 4 Notwithstanding the requirements of condition 3 of this permission, no other development shall take place until the 'Citywing' reception/lounge and airport administration buildings have been relocated and made available for use in accordance with the details, phasing and timetable shown in the document titled "Enabling Works – Phasing Plans" by 'Blackpool Airport Properties Ltd'.

Reason: To ensure that satisfactory arrangements are made for the provision of alternative accommodation for existing airport operations in order to secure the continuity of these services before any development which would result in the removal of these existing facilities from the site takes place.

- 5 Other than those works associated with the demolition of existing buildings on the site, no above ground works for each phase of development identified in condition 3 of this permission shall take place on the part of the site relating to that phase until a scheme to mitigate the development's impact on the St Annes radar has been

submitted to and approved in writing by the Local Planning Authority. The scheme shall include: (i) details of all mitigation measures to be delivered as part of the development (during both the construction and operational phases); (ii) details of how these measures would avoid any detrimental impact to the St Annes radar; (iii) confirmation of the radar Operator's approval of the proposed measures; and (iv) a timetable for their implementation. The duly approved scheme shall thereafter be implemented in accordance with the details and timetable contained therein.

Reason: To ensure that the development does not have any harmful impact on the operation of the St Annes radar station in the interests of aviation safety and in order that the development does not prejudice the operation of any existing aerodrome in accordance with the requirements of Fylde Borough Local Plan policy TR14 and the National Planning Policy Framework.

- 6 Other than those works associated with the demolition of existing buildings on the site, no above ground works for each phase of development identified in condition 3 of this permission shall take place on the part of the site relating to that phase until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF1 and the National Planning Policy Framework.

- 7 Other than those works associated with the demolition of existing buildings on the site, no above ground works for each phase of development identified in condition 3 of this permission shall take place on the part of the site relating to that phase until details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials, finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the building and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF1 and the National Planning Policy Framework.

- 8 Other than those works associated with the demolition of existing buildings on the site, no development shall take place until a report containing details of further intrusive investigations for: (i) the monitoring and sampling of soils, groundwater and ground gas; and (ii) surveys to determine whether Unexploded Ordnance (UXO) exists on the site, has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall address the recommendations in paragraph 3.3.

of the 'Phase 1 Detailed Desk Top Study' by 'Curtins' (report reference EB1788/KR/4984) dated 2nd August 2015 and, as a minimum, shall include:

- (i) a survey of the extent, scale and nature of any contamination on the site;
- (ii) a report detailing the presence (or otherwise) of UXO on the site and measures to be taken to ensure that appropriate safeguards are put in place for its removal and/or treatment during the course of development;
- (iii) results of tests associated with the monitoring and sampling of soils, groundwater and ground gas;
- (iv) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
- (v) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and the safeguarding measures set out in the UXO report, and a verification report submitted to and approved in writing by the Local Planning Authority before the building hereby approved is first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

- 9 Other than those works associated with the demolition of existing buildings on the site, no above ground works for each phase of development identified in condition 3 of this permission shall take place on the part of the site relating to that phase until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) measures to ensure that surface water from the development is discharged to the surface water sewer in Squires Gate Lane (as identified on drawing no. MA1262-70-00-01 Rev C) at a rate of not more than 10 litres per second;
- (iii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer for the 1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events (including a 30% allowance for climate change), which shall not exceed the pre-development rate;
- (iv) details of any necessary flow attenuation measures including temporary storage facilities and the use of SUDS where appropriate;
- (v) details of any works required off-site to ensure adequate discharge of

- surface water without causing flooding or pollution (e.g. refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- (vi) details of flood water exceedance routes (both on and off site);
- (vii) evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- (viii) details of water quality and pollution prevention controls;
- (ix) a timetable for implementation, including details of any phased delivery; and
- (x) details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before the building hereby approved is first occupied, 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 foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 10 The building hereby approved shall not be first occupied until details of a management and maintenance scheme for any sustainable drainage system to be installed pursuant to condition 8 of this permission 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:

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

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

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 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the height, design, materials and finish of all boundary treatments and any other means of enclosure to be erected as part of the development (the siting of which is shown on drawing no. 50101_SP(90)11 Rev N) shall be submitted to and approved in writing by the Local Planning Authority. All boundary treatments and other means of enclosure shall be constructed in accordance with the duly approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF1 and the National Planning Policy Framework.

- 12 The building hereby approved shall not be first occupied until a Framework Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Framework Travel Plan shall contain:

- (i) The identity and contact details of a Travel Plan Coordinator and a timetable for their appointment.
- (ii) Details of a student travel survey to be undertaken within 3 months of the building first being occupied and a timetable for its submission to the Local Planning Authority.
- (iii) Details for the development of a Full Travel Plan within 6 months of the building first being occupied and a timetable for its submission to the Local Planning Authority. The Full Travel Plan shall, as a minimum, include:- measures to be introduced to promote a choice of travel modes to and from the site; SMART Targets; and an action plan.
- (iv) Details of cycling, pedestrian and public transport links to and within the site.
- (v) Details for the provision of cycle parking.
- (vi) A regime for the monitoring and review of the Full Travel Plan for a period of at least five consecutive years, including details of the frequency of future student travel surveys.

The Framework Travel Plan and Full Travel Plan shall thereafter be implemented in accordance with the duly approved details and timetables contained therein.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan policies CF1, TR1 and TR3, and the National Planning Policy Framework.

- 13 Other than those works associated with the demolition of existing buildings on the site, no development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- (a) hours of work for site preparation, delivery of materials and construction;

- (b) arrangements for the parking of vehicles for site operatives and visitors;
- (c) details of areas designated for the loading, unloading and storage of plant and materials;
- (d) details of the siting, height and maintenance of security hoarding;
- (e) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (f) measures to control the emission of dust and dirt during construction;
- (g) a scheme for recycling/disposing of waste resulting from construction works; and
- (h) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policy EP27, and the National Planning Policy Framework.

- 14 Within 3 months of development first taking place a scheme for the layout, design, construction (including surface treatment) and drainage of all vehicle parking and servicing areas hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The duly approved parking and servicing areas shall be constructed and marked out in accordance with the duly approved scheme and made available for use before the building hereby approved is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate provision is made for vehicle parking and manoeuvring, to ensure appropriate surface treatment and an adequate standard of engineering works to hardstanding areas and in order that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Fylde Borough Local Plan policies CF1, EP25 and EP30.

- 15 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place a scheme for the layout, design, construction (including surface treatment) and drainage of all external hard surfaced areas of the development (other than those covered by condition 13 of this permission) shall be submitted to and approved in writing by the Local Planning Authority. The hard surfaced areas shall thereafter be constructed in accordance with the duly approved scheme before the building hereby approved is first occupied.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF1 and the National Planning Policy Framework.

- 16 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme shown on drawing no. 50101_SP(90)13 Rev E shall be carried out during the first planting season after the part of the building to be delivered in accordance with the first phase of development identified in condition 3 of this permission is substantially completed and, other than those areas which are to be developed under phase 2 (as shown on drawing no. 50101_SP(90)12 Rev E), the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan policies CF1, EP14 and EP18, and the National Planning Policy Framework.

- 17 Notwithstanding the requirements of conditions 2 and 16 of this permission, the building hereby approved shall not be first occupied until a scheme for the provision of the green wall (the extent of which is shown on drawing no. EL(20)02 Rev G) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting and a programme of planting. The duly approved scheme shall be carried out during the first planting season after the part of the building to be delivered in accordance with the first phase of development identified in condition 3 of this permission is substantially completed and shall be retained as such thereafter. Any climbing plants removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by specimens of a similar size and species to those originally required to be planted.

Reason: To ensure an appropriate treatment and finish for the green wall to be delivered as part of the development and to achieve satisfactory provision and maintenance of soft landscaping at the site in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policies EP14 and CF1, and the National Planning Policy Framework.

- 18 Before the building hereby approved is first occupied, details of the siting, size, height, materials and finish (including colour treatment) and design of the following structures and enclosures shown on drawing nos. 50101_SP(90)11 Rev N, DT(90)03 Rev B and DT(90)04 shall be submitted to and approved in writing by the Local Planning Authority:

- (i) cycle shelters;
- (ii) waste/bin storage areas;
- (iii) storage compounds;
- (iv) smoking shelter; and
- (v) new substation.

The duly approved structures and enclosures shall be constructed and made available for use before the building hereby approved is first occupied, and retained as such

thereafter.

Reason: For the avoidance of doubt and to ensure the provision of appropriate facilities for future occupiers of the development and to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Borough Local Plan policies CF1 and TR3, and the National Planning Policy Framework.

- 19 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, any external lighting on the site shall be installed in accordance with the lighting scheme indicated on drawing no. 015.066.E102 Rev T1. No other lighting shall be installed on the site unless a scheme including details of: (i) its position and height on the site; (ii) its spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights, has been submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Borough Local Plan policy EP28 and the National Planning Policy Framework.

- 20 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, any external CCTV cameras on the site shall be installed in accordance with the scheme indicated on drawing no. 015.066.E104 Rev T1. No other CCTV shall be installed on the site unless a scheme including details of: (i) its position and height on the site; and (ii) its angle of installation, has been submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Borough Local Plan policy EP28 and the National Planning Policy Framework.

- 21 The building hereby approved shall not be first occupied until a scheme for the siting, layout, design and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- (i) The upgrading of two existing bus stops on Squires Gate Lane located approximately 42m to the east of the junction with Stony Hill Avenue (eastbound) and approximately 48m to the east of the junction with Westgate Road (westbound) to include provisions for the introduction of mobility compliant raised boarding areas and bus stop markings.
- (ii) The upgrading of existing traffic signals at the junction of the site access with Squires Gate Lane to include the introduction of pedestrian request facilities on each leg of the junction.

The highway improvement works in the duly approved scheme shall be implemented and made available for use before the building hereby approved is first occupied, or

within any other timescale which has first been agreed in writing with the Local Planning Authority.

Reason: To secure improvements to highway and public transport infrastructure in order to ensure safe and convenient access for pedestrians in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan policies CF1 and TR1, and the National Planning Policy Framework.

Informative notes:

1. The submitted plans indicate the intention to erect signs and/or advertisements on the building/site. This planning permission does not grant consent for any signage shown on the approved plans, nor should it be construed or assumed that the indication of such signage on the approved plans will result in the grant of advertisement consent. The applicant is reminded of the need to make a separate application for advertisement consent to the Local Planning Authority in accordance with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) in order to obtain permission for any signage before this is erected.
2. For the purposes of condition 5 of this permission, the “radar Operator” means NATS (En-route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hant, PO15 7FL or such other organisation licensed from time to time under section 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).
3. For the purposes of condition 5 of this permission, the developer should be aware that large cranes also have the potential to cause an impact upon the St Annes SSR radar. As such, they should ensure they engage with the Operator and where necessary agree a crane plan in order to minimise further impacts to its radar and its users.
4. Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
5. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird’s nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
6. 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. The applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH. Electricity North West offers a fully supported mapping service for their electricity assets. This is a service which is updated by their Data Management Team

(Tel No. 0800 195 4749) and it is recommended that the applicant gives this early consideration in project design. It is the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Item Number: 9

Application Reference:	15/0866	Type of Application:	Outline Planning Permission
Applicant:	Mr Betts	Agent :	Shepherd Planning
Location:	LAND ADJACENT NOOKWOOD COTTAGE, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RD		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF THREE DWELLINGS (ACCESS AND SITE LAYOUT APPLIED FOR) AMENDMENTS TO PREVIOUSLY APPROVED SCHEME 15/0043.		

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

- 1 A subsequent application for the approval of reserved matters, namely appearance, landscaping and scale, must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;
or
[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2 That the details submitted for approval of reserved matters shall indicate properties that do not exceed two storeys in height.

To ensure the development has an appropriate scale and appearance within the surrounding area as required by Policy HL2 of the Fylde Borough Local Plan.
- 3 Prior to any development activity commencing, the trees in the North Eastern corner of the site will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) at a minimum distance of 10m from the trunks of the trees, as shown by the

dotted line on the approved site plan ref. 4033/SD3 Rev C. The trees shall be retained as part of the approved plan and shall not be felled without the prior consent of the Local Planning Authority.

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.

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 and to ensure a satisfactory visual appearance of the site.

- 4 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.

To ensure the site and development are adequately drained.

- 5 Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E and 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

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.

- 6 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 thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

- 7 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 11 December 2015, including the following plans:

Site Plan - 4033/SD14

Location Plan (received 11 December 2015)

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

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.