

# Minutes

## Development Management Committee



<b>Date:</b>	Wednesday, 9 December 2015
<b>Venue:</b>	Town Hall, St Annes
<b>Committee members:</b>	Councillor Trevor Fiddler (Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Neil Harvey, Angela Jacques, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder
<b>Other Council members:</b>	Councillors Karen Buckley, Sandra Pitman, Vince Settle, Viv Willder
<b>Officers:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Stephen Smith, Katharine McDonnell
<b>Members of the public:</b>	Approximately 25 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.

Councillor Angela Jacques declared a personal and prejudicial interest in planning application no: 15/0326 relating to Girl Guide HQ, 67 Leach Lane, Lytham St Annes in so far she was involved in the Girl Guides. As the ward councillor, Councillor Jacques addressed the committee for three minutes and then left the room for the duration of the discussion and consideration of the application.

Councillor Karen Buckley declared a personal and prejudicial interest in planning application 14/0580 Valentines Kennels, Wildings Lane, Lytham St Annes, in so far as she was a resident of Wildings Lane. Councillor Buckley addressed the committee for three minutes and then left the room before the discussion and consideration of the application by the committee.

## **2. Confirmation of Minutes**

RESOLVED: To approve the minutes of the Development Management Committee held on 18 November 2015 as a correct record for signature by the Chairman.

## **3. Substitute members**

The following substitutions were reported under Council procedure rule 25:

Councillor Angela Jacques for Councillor Richard Redcliffe.

## **4. Vice Chairman**

In the absence of the Vice Chairman it was RESOLVED that Councillor Barbara Nash be appointed Vice Chairman for the duration of the meeting.

## **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 Fiddler was not in attendance during the consideration and voting on planning application no: 14/0405)

(Councillor Mulholland was not in attendance during the consideration and voting on planning application nos: 14/0822, 15/0195, 15/0501, 15/0679, 15/0685, 15/0695 and 15/0784)

(Councillor Jacques was not in attendance during the consideration and voting on planning application nos: 14/0822, 15/0195, 15/0501, 15/0679, 15/0685, 15/0695 and 15/0784)

(Councillor Cornah was not in attendance during the consideration and voting on planning application nos: 15/0195, 15/0501, 15/0679, 15/0685, 15/0695 and 15/0784)

### **5. List of Appeals Decided**

It was RESOLVED to note the appeal decisions letters received between 23 October 2015 and 27 November 2015.

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# Development Management Committee Minutes

## 09 December 2015

Item Number: 1

<b>Application Reference:</b>	14/0405	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Mrs Tovey	<b>Agent :</b>	Alan Jones Chartered Surveyors
<b>Location:</b>	POOLSIDE BOAT CENTRE, NAZE LANE EAST, FRECKLETON, PRESTON, PR4 1UN		
<b>Proposal:</b>	PROPOSED DEVELOPMENT OF HOLIDAY MOBILE HOME SITE WITH 24 PITCHES FOLLOWING DEMOLITION OF EXISTING BOATYARD BUILDINGS, REPROFILING AND EXTENSION OF EXISTING ACCESS ROAD, ERECTION OF TWO STOREY BUILDING AS SHOP/OFFICE, AND USE OF DWELLING AT POOLSIDE LODGE TO PROVIDE MANAGERS ACCOMMODATION		

### Decision

Change of Use :- Delegated to Officers to approve on completion of a satisfactory Habitats Regulations Assessment of the proposals, including the alteration of conditions or imposition of additional conditions to address any issues that arise.

### 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 plans and / or reports:

- Location Plan/site plan - drawing no. PR-130312 dated May 2014
- Proposed site layout & street view - drawing no. PR13-0312.01
- Timber lodge & office building elevations and floor plan - drawing no. PR13-0312.02
- Sections - drawing no. PR13-031.02
- Surface water drainage & sewage treatment plan - drawing no. PR13-0312.04 REV B
- Planning, Design & access statement - dated June 2014
- Flood risk assessment - Alan Jones job ref no. PR13-0312 dated September 2014
- Phase 1 habitat survey 'extended' ADK Environmental Management dated March 2014
- Ecological Appraisal - Envirotech Ecological consultants dated February 2015
- The knotweed code of practice

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

- 3 Prior to the commencement of development and notwithstanding any denotation on the approved plans the materials of construction to be used on the external elevations and roof of

the shop/office building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include details of colour and texture (where appropriate) thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure this aspect of the development is undertaken in a manner that is appropriate for the character of the countryside within which it is sited.

- 4 The extent of retail floor space provided within the shop element of this planning permission shall be limited to that shown on Alan Jones drawing PR13-0312.02 as listed in condition 2 of this planning permission (or any replacement to that drawing that is subsequently formally approved by the local planning authority), and that this retail area shall only be open at a time when the lodges hereby approved are available for let.

Reason: To ensure that this element of the development is ancillary to the holiday lodge use of the site in the interests of the proper planning of the area as it would otherwise be inappropriate to establish a retail use in this rural location remote from any settlement

- 5 The lodges/chalets/caravans hereby approved shall be of a timber construction and painted or stained in a colour which shall first be agreed in writing by the Local Planning Authority; thereafter the agreed materials and colour shall be used and retained in the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure this aspect of the development is undertaken in a manner that is appropriate for the character of the countryside within which it is sited.

- 6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) PR13-0312, dated September 2014, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
2. Finished floor levels of the lodges and the hub are set no lower than 7.00m above Ordnance Datum (AOD);
3. Implement the flood proofing measures discussed in the FRA;
4. Flood proofing measures should be incorporated into the managers accommodation; and
5. Implement the Flood Plan

The mitigation measures shall be fully implemented prior to first use of the holiday lodges 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.

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

- 7 Prior to the commencement of development details of how the mobile log cabins will be anchored to the ground shall have been submitted to and approved in writing by the local planning authority. This approved scheme shall be implemented in the siting of the original and any replacement cabins, and shall be retained as a mechanism to secure these structures.

Reason: In order to securely anchor the structures in the event of extreme flood event and to ensure the occupants of the site are not at an unacceptable risk of flooding.

- 8 That the mobile log cabins hereby approved shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence. The period of any single occupation shall be limited to no more than 14 consecutive days, with a break of at least 7 days between an individual's occupancy of any cabin on the site.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan, and would conflict with the principles of flood risk management as specified in para 100-103 of the NPPF.

- 9 The owners/operators of the site shall maintain an up-to-date register of the names and main address of all owners/occupiers of the individual cabins/holiday lodges hereby approved. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan, and would conflict with the principles of flood risk management as specified in para 100-103 of the NPPF

- 10 No development shall commence until details of the design and implementation details of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. These details shall be based on sustainable drainage principles and the details and ground levels indicated on Surface Water Drainage Plan drawing no. PR13-0312.04 REV B as listed in condition 2 of this permission, or any subsequently approved replacement to this drawing.

Those details shall include, as a minimum:

- a) Information about the 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. 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 chalets/lodges/caravans etc, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and

maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained, 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

- 11 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall have been submitted to and approved in writing by the local planning authority. The details 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; and
  - 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, and
    - 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; and
  - 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.

Reasons: 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, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 12 Prior to the commencement of development details of fencing to be erected between the application site and the Biological Heritage Site adjacent shall have been submitted to and approved in writing by the local planning authority. The approved details shall include the type of fencing, its position, and its fixing details. The approved details shall be installed prior to the first use of the site for holiday accommodation, and shall be retained in the approved form thereafter.

Reason: In order to protect the special designation of the site from harm through trespass.

- 13 The occupancy of the dwelling within the site edged red known as 'Poolside Lodge' in the application shall be limited to a person or persons managing or employed full time at the site in association with the holiday use hereby, together with the family of such a person(s) residing with the manager/employee.

Reason: Due to the circumstances of this business use in this countryside location, residential accommodation should only exist for persons involved in that use.

- 14 Prior to the commencement of development details of the finished levels, the method of working, the design and materials for any retaining structures and the materials for the surface of the re-profiled access road from Naze Lane to the level of the lodges shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with this approved detail with these works completed prior to the

first use of the site hereby approved for holiday purposes.

Reason: In order to achieve a satisfactory and safe access that will have an appropriate appearance and will protect the stability of the embankment.

- 15 Prior to the commencement of any development details of the method and intentions for the disposal of excavated subsoil arising from the reprofiling of the access road shall have been submitted to and agreed in writing by the Local Planning Authority. This material shall be deposited in accordance with this approved detail.

Reason: To establish levels around the site and to ensure the protection of special designated areas.

- 16 No development shall take place, including 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. times of construction activity at the site
- c. times and routes of deliveries to the site
- d. the parking of vehicles of site operatives and visitors
- e. loading and unloading of plant and materials
- f. storage of plant and materials used in constructing the development
- g. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h. wheel washing facilities
- a. measures to control the emission of dust and dirt during construction
- b. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses.

- 17 The development hereby approved shall be implemented and phased in full accordance with the Mitigation /Recommendations outlined in paragraphs 6 - 7 inclusive of the Ecological Appraisal Ref. no. 2571 dated February 2015 undertaken by Envirotech or any replacement survey that is undertaken and subsequently approved by the Local Planning Authority should the development not be implemented within 12 months of the date of the existing survey.

Reason: To safeguard protected species and the special designation of surrounding areas.

- 18 Prior to the commencement of development further surveys for the presence of any invasive non-native plant species shall be carried out by a competent person and the results submitted to the Local Planning Authority; subject to the findings of that survey a scheme and method for the removal of non-native plant species referred to in the submitted Envirotech Ecological appraisal (in particular Japanese Knotweed) or any other invasive non-native plant shall have been submitted to and approved in writing by the local planning authority. The approved method and scheme shall thereafter be implemented prior to any works commencing on site.

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



19 No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) 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.
- (iii) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

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

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

20 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 extent of retail sales on the site shall be limited to the area indicated as 'shop' in the office/reception/shop building as indicated on drawing PR13-0312.02.

Reason: To provide appropriate clarity over the extent of this use and so ensure that it does not have any implications for the vitality and viability of existing retail premises in the area as required by NPPF.

21 Prior to the commencement of any works details of the intended phasing of the development shall have been submitted to and agreed in writing by the Local Planning Authority. The programme shall include details of the respective timings of the improvement of the access, the removal of the existing buildings, the clearance of the whole site, the construction of the reception/office/shop building, the introduction of the drainage arrangements and the siting and first use of the holiday lodges. Thereafter the development shall be implemented in accordance with the agreed phasing.

Reason: To ensure that the visual improvements to the site are comprehensively delivered, that the site access is appropriately upgraded and that the development approved is implemented in a properly planned manner.

#### **Informative notes:**

1. The watercourse adjoining the site is designated a "Main River" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse

without prior written consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

2. The Environment Agency has a right of entry to Freckleton Pool by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Pippa Hodgkins on 01772 414229 to discuss our access requirements.
3. To comply with current SUDS guidance, the first 5 mm of rainfall must infiltrate. The developer should consider using pervious paving to achieve this.
4. The site is crossed by two public footpaths that form part of the Public Right of Way Network. These will need to be respected in the development with a legal diversion required prior to work commencing and then no obstructions made to the Public Right of Way during construction or operation of the development.

The granting of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, this is the responsibility of the landowner to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to re-open the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way.

The Town and Country Planning Act 1990 has provision for diverting Definitive Public Rights of Way if a diversion is necessary to allow the development to take place. The Highways Act 1980 also has provision for the diversion of Definitive Rights of Way, though with regards to new developments, the Town and Country Planning Act 1990 is the appropriate legislation to use. It should be noted by the applicant that objections may be raised using either of the above Acts. Lancashire County Council will not process a diversion application in relation to these paths in connection with a development proposal.

Should the paths be obstructed during the development or be obstructed after the development has taken place, Lancashire County Council will consider commencing criminal proceedings. The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders, or if it is necessary to divert the above listed Public Rights of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected. There is no provision under the Town and Country Planning Act 1990 to allow a retrospective diversion of paths that are already affected by either partially completed or completed development.

5. 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](http://www.lancashire.gov.uk) and following the links after searching 'Vehicle Crossings'
  - telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
6. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

**Item Number:** 2

<b>Application Reference:</b>	14/0580	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Rushcliffe Properties Ltd (In Liquidation)	<b>Agent :</b>	Emery Planning Partnership Ltd
<b>Location:</b>	VALENTINES KENNELS, WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
<b>Proposal:</b>	OUTLINE APPLICATION FOR ERECTION OF UP TO 53 NO. DWELLINGS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

## Decision

Outline Planning Permission :- Refused

## Reasons

- 1 The proposed access to the development site via Wildings Lane would result in the formation of a means of access to serve this residential development that future residents would become accustomed to using and would expect to retain future access rights. Accordingly there is no certainty that the temporary nature of the access arrangement could be guaranteed and as a result the access could be utilised by additional properties to be developed on the adjacent land. The cumulative impact of this additional traffic would result in traffic flows that would be above the design capacity of Wildings Lane and would result in a severe negative impact on highway safety contrary to the provisions of Criteria 9 of Policy HL2 Fylde Borough Local Plan and paragraph 32 of the National Planning Policy Framework.
- 2 The development of this site ahead of the adjacent land which has the benefit of outline planning permission, including an established development phasing plan, would result in a disjointed and piecemeal form of development that would not be co-ordinated with the development of the adjacent land and its essential community infrastructure, including public transport, highway improvements, education facilities and affordable housing as well as appropriate ecological mitigation. Accordingly the proposal would be contrary to the provisions of criteria 7 of policy HL2 and CF2 of the Fylde Borough Local Plan and paragraphs 17, 34 & 72 of the National Planning Policy Framework.
- 3 The development of this site outside the settlement boundary in advance of the development of the surrounding land would result in the formation of an isolated development that would cause visual harm to the wider landscape and the setting of the existing settlement contrary to criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan and paragraphs 17 and 56 - 58 (inclusive) of the National Planning Policy Framework.

**Item Number:** 3

<b>Application Reference:</b>	14/0822	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	West Register (Realisations) Ltd	<b>Agent :</b>	Indigo Planning Ltd
<b>Location:</b>	(SITE 3) LAND AT DUGDALES CLOSE / BROOKLANDS WAY / HALLAM WAY, WHITEHILLS, WESTBY WITH PLUMPTONS		
<b>Proposal:</b>	PROPOSED ERECTION OF BUILDING PROVIDING 10,195 SQM OF RETAIL FLOORSPACE (CLASS A1) OVER TWO FLOORS WITH ASSOCIATED CAR PARKING AND ACCESS WORKS		

### Decision

Full Planning Permission :- Delegated to Officers to grant planning permission on satisfactory completion of a planning obligation that secures the following , and subject to the conditions below.

- Enhancements of Cropper Road and School Road junction (£10,000)
- Local pedestrian and cycle improvements (£30,000)
- Public transport improvements (£60,000)
- Public Realm Improvement s (£45,000)
- Site Marketing (£5,000)

### Conditions and Reasons

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

Reason: This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with <http://www.fylde.gov.uk/business/planning/view-comment-object-planning-applications-line/plans> is required to ensure the approved standard of development is achieved.
- Notwithstanding any denotation on the approved plans samples of the roof treatment and wall brick and cladding [both inclusive of colour] shall have been submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: In order to ensure a satisfactory standard of development
- Prior to the commencement of development, a scheme for the external lighting of the building / premises / site curtilage [including degree of illumination] shall have been submitted to and approved in writing by the Local Planning Authority. Only lighting contained in the approved scheme shall be implemented at the site, with any addition or alteration to the scheme agreed in writing with the Authority.

Reason: In the interests of visual amenity.

- 4 Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall have been submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality.

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

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

- 6 No goods of any description shall be stored other than within the defined buildings and outside sales and storage area of the garden centre.

Reason: In the interests of visual amenity.

- 7 The non-food retail units hereby permitted shall not be used for the sale of any goods other than those within the following categories:

Outdoor activity equipment and associated clothing and footwear, DIY and decorating goods, garden goods, furniture, motor and cycle goods, soft and hard furnishings and furnishings, household textiles, pictures, homewares, glassware, tableware, household goods, electrical goods, bathroom and kitchen goods and accessories, household cleaning products, lighting, seasonal goods, giftware, toys, arts and crafts, pet products and ancillary confectionary products.

Goods falling outside of this range may be sold only where they form a minor and ancillary part of the stores' operation.

Reason: To prevent unacceptable harm upon the existing centres

- 8 The non-food retail units hereby approved shall not be subdivided or amalgamated without the prior consent of the Local Planning Authority

Reason: To prevent unacceptable harm upon the existing centres.

- 9 Each of the retail units hereby approved shall be operated by a single retailers and shall not operate as a 'department store' or have a number of different retailers operating within each unit.

Reason: To prevent unacceptable harm to the existing centres.

- 10 No part of the development hereby approved shall commence until a scheme for the construction of off-site works of highway improvement has been submitted to, and approved by the Local Planning Authority in consultation with the appropriate Highway Authority.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority(s) that the final details of the highway scheme/works are acceptable before work commences on site.

- 11 No development shall take place 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:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- vii) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- viii) a Management Plan to identify potential ground and water contaminants
- ix) a scheme to control noise during the construction phase.

Reason: To maintain the operation and safety of local streets and the through routes in the area during site preparation and construction.

- 12 Development shall not begin until a phasing programme for the whole of the development and for the highways works referred to, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved phasing programme.

Reason: To define the permission and in the interests of the proper site development.

- 13 Prior to first occupation hereby approved, the S106 contribution relating to off site pedestrian and cycle route provision must be paid in full.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that these

sustainable transport links can be substantially completed at an early stage in the development of the site and hence effect the modal choice of the occupants; in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions.

- 14 Prior to first occupation hereby approved, the s106 funding for the highway improvement scheme at Cropper Road/Lytham St Annes Way Roundabout must be paid in full. The scheme to be delivered will be subject to detailed design.

Reason: In order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

- 15 Prior to the first occupation hereby approved the payment of s106 funding for the public transport improvement to help deliver a high frequency Public transport service must be paid in full to support delivery of a good frequency bus service.

Reason: To ensure the provision of a high quality public transport service that will limit the impact of this development on the local transport network.

- 16 Prior to the first occupation of the development hereby permitted, a Full Travel Plan shall have been submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan to include objectives, targets, measures to achieve targets, monitoring, and implementation timescales and continue with the provision of a travel plan co-ordinator. The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out.

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

- 17 There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all time.

- 18 The developer shall fund the investigation, consultation and advertisement of Traffic Regulation Orders (TRO's) for parking restrictions on the local network surrounding the proposed site (roads to include Hallam Way, Brooklands Way and Dugdale Close). If the process concludes in changes to TRO's, the developer shall fund the subsequent implementation of necessary measures.

Reason: To maintain and enhance the operation and safety of the local highway network.

- 19 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied, 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.

- 20 The development hereby approved shall not be commenced until a scheme for the provision of surface and foul water drainage works, with full consideration for sustainable drainage principles, has been submitted to and approved by the Local Planning Authority. The means of

drainage shall be implemented in accordance with the approved scheme, prior to first occupation of the development hereby approved.

Reason: To reduce the increased risk of flooding by ensuring provision of a satisfactory means of surface and foul water disposal.

- 21 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) to limit the surface water run-off to 9.8 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. 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.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 22 Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to 9.8 l/s unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details. The existing public sewer network adjacent to the proposed site has been originally designed to accommodate for each of the development plots throughout the Whitehills business park, with this knowledge and by agreement with the adopting authority, our proposed strategy is to discharge into the existing adopted public sewer network to maintain the original methodology.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

#### **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
2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
3. 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 associated with this proposal that fall within the highway under LCC control. 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 the Environment Director at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.

4. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.

**Item Number:** 4

<b>Application Reference:</b>	15/0195	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Trax Academy	<b>Agent :</b>	De Pol Associates Ltd
<b>Location:</b>	HILL TOP FARM, BACK LANE, WEETON WITH PREESE, PRESTON, PR4 3HS		
<b>Proposal:</b>	PROPOSED ERECTION OF BUILDING AND USE OF LAND AND EXISTING PREMISES FOR THE PROVISION OF AGRICULTURAL AND EQUINE TRAINING AND THE RELOCATION OF EXISTING ACCESS FROM WEETON ROAD TO BACK LANE.		

## 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. P20b, dated December 2009
- Existing site plan - Dwg No. P200b, dated June 2012
- Proposed site plan and block plan - Dwg No. 1821/3.02 B, dated 12/11/2015
- Proposed elevations - Dwg No. 1821/3.04 B, dated 02/12/2015
- Proposed layout plan and roof plan - Dwg No. 1821/3.03 B, dated 02/12/2015
- Proposed access, visibility splays & swept path analysis - Dwg No. H2059-01 Rev A, dated 19 February 2015

### Supporting Reports:

- Planning statement produced by De Pol Associates and dated March 2015
- Arboricultural Report produced by GM Tree Consultants and dated 19 February 2015

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

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

Reason: In the interests of visual amenity.

- 4 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the commencement of development a landscaping scheme for the site shall have been 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 development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of the National Planning Policy Framework.

- 5 Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the commencement of the approved development a scheme for the construction of all hard surfaced areas of the development shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, construction (including sub layers and surfacing materials) and drainage of all hard surfaced areas, and a timetable for their provision. The hard surfaced areas shall thereafter be delivered in accordance with the duly approved scheme and the timetable contained therein.

Reason: In order to ensure satisfactory treatment of hard surfaced areas and a satisfactory standard of engineering works in the interests of visual amenity

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, [or any subsequent replacement], the building hereby approved and the other land within the site edged red on plan P20b shall be used for Equestrian/Agriculture training (use class D1) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose (including any other use which falls within use class D1 of the same Order).

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of the National Planning Policy Framework.

- 7 Prior to the commencement of the construction of the stable/storage building hereby approved a site management plan (SMP) shall have been submitted to and approved in writing by the Local Planning Authority. The SMP shall include such details to confirm arrangements for the management of the site by a suitably local and available resident and how they will be made aware of any emergencies or other such management issues associated with the use as approved. The site shall thereafter be operated in accordance with this SMP at all times, or

with a variation to it that has subsequently been approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate supervision and security of the site in accordance with policy SP13 of the Fylde Borough Local Plan

- 8 None of the development hereby approved shall take place until a Horse Welfare Management Plan (HWMP) has been submitted to and approved in writing by the Local Planning Authority. The HWMP shall provide full details of how the available land will be managed to provide adequate grazing pasture/feed to sustain the number of horses capable of being stabled on the application site.

Reason: The inability to provide adequate grazing pasture/feed would render the approved development redundant and an unsustainable form of rural development that would be harmful to the rural character of the area and fail to accord with any criteria of policy SP2 of the Fylde Borough Local Plan

- 9 None of the development hereby approved shall take place until that area of the application site that is currently being used for the storage of imported material (clay and sub-soil) has been brought back into use as suitable grazing pasture for horses

Reason: This area of land is required to contribute to the grazing pasture for the six horses that are to be kept on the site. The inability to provide adequate grazing pasture would render the approved development redundant and an unsustainable form of rural development that would be harmful to the rural character of the area and fail to accord with any criteria of policy SP2 of the Fylde Borough Local Plan

- 10 The approved equestrian/agriculture training facility shall only be open for business between 09.30 hours and 16.00 hours Monday to Sunday, and not at all on Public Holidays

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

- 11 Prior to the first use of the access to Back Lane hereby approved for vehicular purposes it shall be provided with visibility splays of 2m x visibility to the junction facing west and 2m x 66m facing east when viewed on exit. These visibility splays shall be provided without requiring the removal of any length of hedgerow beyond the width of the access itself unless this has previously been agreed in writing by the Local Planning Authority, and shall remain available at all times thereafter with no walls, fences, trees, hedges, shrubs, ground or other structures within them.

Reason: In the interests of highway safety whilst vehicles exit the site

- 12 Within one month of the new access to Back Lane becoming operational, the existing access to Weeton Road must be permanently closed with the hedgerow to that boundary extended across the access point and the foot way/highway verge reinstated

Reason: In the interests of highway safety

- 13 Before the new access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the nearside edge of the footway/carriageway.

Reason: To allow vehicles to pull clear off Back Lane into the site.

**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:** 5

<b>Application Reference:</b>	15/0326	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Ms Allen	<b>Agent :</b>	Ben Jurin Architecture Ltd
<b>Location:</b>	GIRL GUIDE H Q, 67 LEACH LANE, LYTHAM ST ANNES, FY8 3AN		
<b>Proposal:</b>	PROPOSED ERECTION OF TWO STOREY BUILDING PROVIDING REPLACEMENT GIRLGUIDING FACILITY WITH ASSOCIATED LANDSCAPING, PARKING AND ANCILLARY DEVELOPMENT		

**Decision**

Delegate authority to grant permission to the Head of Planning and Regeneration, subject to such conditions as he, following consultation with Councillors Harvey and Nulty, considers appropriate. These are to cover areas including the following:

1. Timelimit to start
2. Approved plans
3. Control over use to guiding or agreed community groups
4. Number of evening events per month and their timing.
5. Materials of building
6. Materials of hard surface
7. Maintenance of building
8. Construction management plan
9. Boundary treatments
10. Levels of construction
11. Surface water drainage
12. Foul water drainage
13. Landscaping
14. Landscape maintenance
15. Protection of retained trees during construction
16. Illumination details
17. Alterations of access
18. Provision of parking spaces prior to occupation and maintenance
19. Provision of secure cycle spaces prior to occupation and maintenance
20. Provision of bin store prior to occupation and maintenance

### Informative notes:

1. Reason for Approval

The Committee considered that the communal benefits from the enhanced guiding facilities in the area outweigh any harm caused by the development to the character of the area, the amenity of the neighbours or other planning interests.

### Item Number: 6

<b>Application Reference:</b>	15/0501	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	NEW NRG 06 ltd	<b>Agent :</b>	RPS Planning and Development
<b>Location:</b>	NEWFOLD FARM, BROWNS LANE, RIBBY WITH WREA, PRESTON, PR4 3PQ		
<b>Proposal:</b>	DEVELOPMENT OF A SOLAR FARM AND ANCILLARY INFRASTRUCTURE		

### Decision

Delegate authority to grant permission to the Head of Planning and Regeneration, such authority not to be exercised until the completion of a satisfactory Habitats Regulations Assessment, and subject to the following conditions and any additional or amended conditions he considers appropriate to address any issues raised by the assessment.

### 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 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following plans:

- JPW0614-NF-002 Site Location Plan
- JPW0614-NF-001 Application Boundary Plan
- JKK8632 Rev A (1 to 2) Topographical Survey
- PV06 Newfold RP4 3PQ Rev 2 Site Layout Plan
- OXF8977 Drawing 5 Landscape Proposals Plan
- Plan MK-UK25 Mounting System Details
- 081214-DNOC-SEP-20150116-r00 Substation Enclosure Plan
- INV-UK -02/04 Inverter/Transformer Housing Details
- 11.1\_02.001 Fence
- 10.A\_01.001 Compound Area
- 10.B\_02.001

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as

to the details.

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (RPS dated August 2015) to limit the surface water run-off generated by the site to the greenfield rate. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

- 4 No part of the development shall be commenced until details setting out the means by which the wheels of vehicles may be cleaned before leaving the site during the construction phase have been submitted to and approved by the Local Planning Authority and such wheel washing facility shall be operated in accordance with the approved details throughout the construction phase of the solar farm.

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.

- 5 No part of the development shall be commenced until all the temporary traffic signing / signalling works have been implemented in accordance with a scheme has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. These works shall be retained throughout the development.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

- 6 The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan by RPS dated August 2017 unless agreed in writing with the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the construction traffic does not have an adverse impact on road safety.

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

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

- 8 No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management, including details of amphibian protection. The scheme shall include details of mitigation and

compensation measures, the management of public access, and on-going monitoring regimes. The development shall be phased, implemented, and managed in accordance with the approved scheme for habitat creation and management.

Reason: In order to secure adequate compensatory and mitigation habitat and species and to protect existing biodiversity.

- 9 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding including the proposed hedgerows, native trees and wild flower mix; hard surfacing and the materials to be used for the internal access roads; and, means of enclosure and shall follow the principles shown on landscaping plan OXF8977 drawing number 5 with an increase in tree planting on the sites boundaries.

All landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

- 10 This permission shall be for a period of 25 years from the date of first export of electricity following which the use hereby permitted shall cease and the site reinstated back to its previous agricultural use in accordance with a scheme of work to be submitted as part of a Decommissioning Method Statement under condition 11 below. The date when electricity from the development is first exported to the local electricity grid network shall be notified to the LPA in writing within 28 days of its occurrence.

Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.

- 11 If the solar farm ceases to operate for a continuous period of 12 months at any time during its lifetime, and in any event at least 6 months prior to the final decommissioning of the solar farm at the end of the planning permission, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include a programme of works to demonstrate that the solar panels, transformer and substation buildings, tracks, associated infrastructure, fencing and any other ancillary equipment will be removed from site, and how the site shall be restored back to its former agricultural use and a timescale for these works and site restoration. The approved Decommissioning Method Statement and its programme of works shall be fully implemented within 12 months of date of its agreement by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the landscape impact of the development exists only for the lifetime of the development.

- 12 Construction and decommissioning works shall only take place between the following hours:-  
08.00 and 18.00 hours Monday to Friday and between 08.00 and 13.00 hours on Saturdays, with no site work on Sundays or bank and public holidays.  
Reason: To safeguard the amenities of the occupiers of adjoining residential properties.
- 13 Prior to the commencement of development a grazing management plan shall have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved plan, which shall contain details of how the land will be made available, managed and retained for grazing livestock throughout the operation of the solar farm hereby approved.  
Reason: To ensure that the land remains in agricultural use.
- 14 Prior to the commencement of development the applicant shall carry out a noise assessment in accordance with BS4142:2014 for fixed plant with reference to the nearest residential property. The result of the assessment shall be submitted to the Local Authority for approval together with any mitigation measures should the assessment suggest that noise levels may be “significant”. If found acceptable by the Local Planning Authority the mitigation proposed shall be incorporated into the development and thereafter maintained.  
Reason: To safeguard the amenities of the occupiers of adjoining residential properties.
- 15 Within one month of completion of construction of the development hereby approved the proposed temporary site compound shown on drawing 10.A\_01.001 Compound Area shall be removed in its entirety and the land reinstated as grassland.  
Reason: To minimise intrusion into the rural character of the area and openness of the greenbelt
- 16 No development shall take place until a photographic survey showing the pre-commencement condition of the surface of Browns Lane at 5 metre intervals along its length between the site access and its junction with Ribby Road has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development hereby approved a photographic survey showing the post-development condition of the same stretch of Browns Lane shall have been submitted to and approved in writing by the Local Planning Authority. The post-development photographic survey shall be accompanied by a scheme which includes details (including the extent and construction specification) for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated between the pre-commencement and post-development photographic surveys. The approved development shall not become operational (connected to the grid) until the approved works of resurfacing and/or repair have been implemented in accordance with the details in the duly approved scheme.  
Reason: Construction traffic associated with the development has the potential to cause significant deterioration to the surface of Browns Lane. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles between the pre and post construction periods. The works of resurfacing and/or repair are required in order to ensure continued safe and convenient access for other road users in accordance with the requirements of Fylde Borough Local Plan policies HL2, TR1 and TR3, 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

**Item Number: 7**

<b>Application Reference:</b>	15/0679	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Renewable Source Ltd	<b>Agent :</b>	C+A Group Ltd
<b>Location:</b>	OAKFIELD FARM, STATION ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 0YH		
<b>Proposal:</b>	PV SOLAR FARM EXTENSION WITH ASSOCIATED INFRASTRUCTURE, 1NO INVERTOR STATION FENCING, POLE MOUNTED SECURITY CAMERAS AND ACCESS OFF DEEPDALE LANE		

**Decision**

Full Planning Permission :- Granted

**Conditions and Reasons**

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

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

- 2 Before both access points on to Deepdale Lane are used for vehicular purposes in relation to the development hereby approved, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- 3 Before the use of the site hereby permitted is brought into operation facilities shall be provided

within the site by which means the wheels of vehicles must be cleaned before leaving the site.

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.

- 4 No part of the development shall be commenced until all the highway works (access and signing) have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

- 5 The development shall be carried out in line with the details provided within the submitted Construction Traffic Management Plan by VTC (Highway and Transportation Consultancy) dated 25 September 2015 unless otherwise agreed in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety.

- 6 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. 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 to ensure that water quality is not detrimentally impacted by the development proposal

- 7 No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been constructed and made operational 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 to 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.

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

- 9 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.

Those details shall include, as a minimum:

- a. Details of how the proposed site access, temporary compound area (including any offices, toilets, canteen and storage), temporary parking area, area for construction and delivery vehicles, staff car park, and any hardstanding areas will be drained

- b. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate (which is required to be calculated).
- c. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution;
- d. Flood water exceedance routes, where required, 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.

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

- 10 This permission shall be for a period of 25 years from the date of this permission, by which date the use hereby permitted shall cease and the site reinstated back to its previous agricultural use in accordance with a scheme of work required to be submitted as part of Decommissioning Method Statement under condition 11 below.

Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.

- 11 If the solar farm ceases to operate for a continuous period of 12 months at any time during its lifetime, and in any event at least 6 months prior to the final decommissioning of the solar farm at the end of the planning permission, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include a programme of works to demonstrate that the solar panels, transformer and substation buildings, tracks, associated infrastructure, fencing and any other ancillary equipment will be removed from site, and how the site shall be restored back to its former agricultural use and a timescale for these works and site restoration. The approved Decommissioning Method Statement and its programme of works shall be fully implemented within 12 months of date of its agreement by the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure that the landscape impact of the development exists only for the lifetime of the development.

- 12 Construction and decommissioning works shall only take place between the following hours:-  
08.00 and 18.00 hours Monday to Friday and between 08.00 and 13.00 hours on Saturdays, with no site work on Sundays or bank and public holidays.

Reason: To safeguard the amenities of the occupiers of adjoining residential properties.

- 13 Prior to the commencement of development a grazing management plan shall have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved plan, which shall contain details of how the land will be made available, managed and retained for grazing livestock throughout the operation of the solar farm hereby approved.

Reason: To ensure that the land remains in agricultural use.

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

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

- 15 No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management, including details of amphibian protection during construction. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, by Simply Ecology, dated September 2015 (updated November). The development shall be phased, implemented, and managed in accordance with the approved scheme for habitat creation and management.

Reason: In order to secure adequate compensatory and mitigation habitat and species and to protect existing biodiversity

- 16 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding including the proposed hedgerows; hard surfacing and the materials to be used for the internal access roads; and, means of enclosure and shall follow the principles established on the proposed landscape and tree protection plan 1529-2 LS02. All landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

- 17 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 29 September 2015, including the following plans:

- Location Plan 8664-LO1 (REV D)
- Proposed site layout plan MS 15025

- Proposed landscaping plan 1529-2 LS02
- Road plan 10.B\_02.001
- Fence detail GRNSS1028-D-01
- CCTV GRNSS1028-E-01
- Invertor INV-UK-02/04
- Solar array elevations MS-UK15

Reason: 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. This has been demonstrated by:
  1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

#### Item Number: 8

<b>Application Reference:</b>	15/0685	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Threlfall	<b>Agent :</b>	Eastham Design Associates Ltd
<b>Location:</b>	21 LYTHAM ROAD, FRECKLETON, PRESTON, PR4 1AA		
<b>Proposal:</b>	PROPOSED CONVERSION OF EXISTING DETACHED SINGLE STOREY OUTBUILDING TO REAR INTO A DWELLING, INCLUDING ELEVATION CHANGES, RAISING OF ROOF HEIGHT AND EXTENSION TO REAR		

#### Decision

Delegate authority to grant permission to the Head of Planning and Regeneration, such authority not to be exercised until the conclusion of the neighbour consultation period, and subject to the following conditions and any additional or amended conditions he considers appropriate to address any issues raised by neighbour consultation.

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

Reason: In the interests of visual amenity.

- 3 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 amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2.

- 4 This consent relates to the following details:

Approved plans:

- Location Plan - scale 1:1250
- Plan views and elevations (existing and proposed) - Dwg No. 1090-15-01 Rev C, dated September 2015 and received by the LPA on 07 December 2015.

Supporting Reports:

- Planning supporting statement - Project No. 1090-15, dated 23 September 2015

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

**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

<b>Application Reference:</b>	15/0695	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Law	<b>Agent :</b>	DMH Architectural Services
<b>Location:</b>	12 ASTLEY CRESCENT, FRECKLETON, PRESTON, PR4 1RE		
<b>Proposal:</b>	SINGLE STOREY REAR EXTENSION AND SIDE EXTENSION TO PROVIDE RESIDENTIAL ANNEX		

### 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 This consent relates to the following details:

Approved plans:

- Location Plan - Dwg No. T/O-1177 LAW
- Proposed Elevations - Dwg No. 2015-T/O-1179-07C
- Proposed Plans - Dwg No. 2015-T/O-1179-06C

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

- 3 The materials of construction and/or finish in respect of the extension hereby approved shall match those of the existing building entirely to the satisfaction of the Local Planning Authority.

Reason: To ensure visual harmony in respect of the overall development.

- 4 The extension hereby approved shall only be occupied as part of an extended family unit at the application property and shall not be sold off or sublet as a separate unit of accommodation.

Reason: The sub-division of an existing residential unit could be injurious to the amenities of adjacent residential property owners, while there may be additional development implications which require further consideration by the Local Planning Authority.

### 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:** 10

<b>Application Reference:</b>	15/0784	<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Fylde Borough Council	<b>Agent :</b>	
<b>Location:</b>	WAR MEMORIAL AND GARDEN, MARKET SQUARE, LYTHAM ST ANNES		
<b>Proposal:</b>	LISTED BUILDING CONSENT TO FIX EXISTING PLAQUES INTO PLACE USING GALVANISED STEEL BORDERS.		

### Decision

Delegate authority to the Head of Planning and Regeneration to recommend that the Secretary of State grant listed building consent, such authority not to be exercised until the conclusion of the neighbour consultation period, subject to the following conditions and any additional or amended conditions he considers appropriate to address any issues raised by neighbour consultation

- 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 - TS15006/01
- Proposed plans and Elevations - TS15006/FD

Supporting Reports:

- Heritage Statement

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

### 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.