



MINUTES

Planning Committee

Date:	Wednesday, 10 January 2018
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Michael Cornah, Angela Jacques, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Heather Speak, Ray Thomas
Other Members in attendance:	Councillor Sandra Pitman
Officers Present:	Ian Curtis, Andrew Stell, Phil Dent, Rob Buffham, Lyndsey Lacey- Simone
Members of the Public:	Approx 8 members of the public were in attendance during the course of the day.

Councillor Barbara Nash

Prior to the commencement of the meeting, the Chairman invited members to observe a minute's silence as a mark of respect for Councillor Barbara Nash who sadly passed away in December.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 6 December 2017 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council procedure rule 25:

Councillor Angela Jacques for Councillor Christine Akeroyd.

Decision Items

4. Planning matters

The Committee considered the report of Mark Evans (Head of Planning and Housing) which set out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

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

Planning application no 17/0572 relating to Fylde Trout Fishery, Back Lane, Weeton with Preese was refused contrary to the officer recommendation. The mover of refusal was Councillor Elizabeth Oades and the seconder was Councillor Linda Nulty. The reasons relating to the refusal of the application are set out in the schedule attached.

Planning application 17/0970 relating to 28 Medlar Lane, Greenhalgh with Thistleton was approved contrary to the officer recommendation. The mover of approval was Councillor Kiran Mulholland and the seconder was Councillor Elizabeth Oades. The reasons for approval of this application and the associated conditions are set out in the schedule attached.

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 24 November and 21 December 2017.

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Planning Committee Minutes

10 January 2018

Item Number: 1

Application Reference:	17/0572	Type of Application:	Full Planning Permission
Applicant:	Mr Young	Agent :	Gary Hoerty Associates
Location:	FYLDE TROUT FISHERY, BACK LANE, WEETON WITH PREESE		
Proposal:	RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF THE LAND FOR CAMPING AND SITING OF 25 CAMPING PODS FOR EITHER HOLIDAY USE OR USE ASSOCIATED WITH THE EXISTING FISHERY, THE GENERAL USE OF THE FACILITIES BUILDING TO SUPPORT THE FISHING AND HOLIDAY USES, AND THE USE OF ANCILLARY FACILITIES ON SITE (CAR PARKING AREAS, OFFICE BUILDING, TOILET) TO SUPPORT THE FISHING AND HOLIDAY USES. EXCAVATION OF ADDITIONAL FISHING LAKE AND PROVISION OF LANDSCAPING TO SITE.		

Decision

Full Planning Permission: - Refused

Reason

1. That the levels of noise and disturbance that are likely to be generated by the general camping use of this site will detract from the enjoyment of this part of the Fylde countryside by its occupiers, by visitors to neighbouring recreational enterprises, and by other users of the site. This impact is exacerbated in this location due to the quiet and tranquil nature of the countryside area within which the application site is located. This impact is considered to be harmful to the quiet enjoyment of the countryside to a degree that would conflict with Policy TREC10, and criteria 2 and 6 of Policy TREC7 of the Fylde Borough Local Plan, with criteria b and g of Policy GD7 of the Submission Version of the Fylde Local Plan to 2032, and with guidance in paragraphs 28 and 123 of the National Planning Policy Framework.

Item Number: 2

Application Reference:	17/0738	Type of Application:	Full Planning Permission
Applicant:	Gladman Care Homes Ltd	Agent :	
Location:	AXA DATA CENTRE, WEST CLIFFE, LYTHAM ST ANNES, FY8 5DR		
Proposal:	DEVELOPMENT OF SPECIALIST ACCOMMODATION FOR THE ELDERLY CONSISTING OF 65 APARTMENTS WITH CARE, COMMUNAL FACILITIES, PARKING AND ASSOCIATED PRIVATE AMENITY SPACE		

Decision

Full Planning Permission: - Approved subject to the completion of a Section 106 agreement to secure:

- £1000 per apartment (£65,000) contribution toward public realm enhancements in Lytham Town Centre, with 50% payable prior to commencement of construction of the development and remainder prior to first occupation of the development.
- £5,000 contribution to cover the costs of investigation and possible future changes to the existing waiting restrictions on Wharf Street, to cover staff costs, the advertising and implementation of traffic regulation orders for the changes to the waiting restrictions, with this sum payable to prior to the commencement of construction of the development.
- An occupancy restriction to aged 55 years or older, and those assessed to be in need of care.

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

And, planning permission be granted subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing 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. This permission relates to the following plans:

- Location Plan drawing number 09992-P1-101.
- Site Plan drawing number 09992-P1-103 rev B.
- Building Elevations drawing number 09992-P1-131 rev B.
- Floor Plans 1 General Arrangement drawing number 09992-P1-121.
- Floor Plans 2 General Arrangement drawing number 09992-P1-122.
- Landscape Strategy drawing number 09992-P1-141 rev A.
- Comparative Elevations 1 09992-P1-111 rev A.
- Comparative Elevations 2 09992-P1-112 rev A.
- Comparative Elevations 1 09992-P1-113 rev A.
- Comparative Elevations 1 09992-P1-114 rev A.

Reason: The application is granted in outline only in accordance with the provisions of Article 4

of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

3. Notwithstanding the submitted details, prior to commencement of the development hereby approved, representative samples of the external construction materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in construction of the development.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy HL2 of the Fylde Borough Local Plan.

4. Notwithstanding the submitted details, details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Policy HL2 and EP30 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

5. Notwithstanding the submitted details, prior to commencement of the development hereby approved, detailed design of the external balcony structures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy HL2 of the Fylde Borough Local Plan.

6. Notwithstanding the submitted details, prior to commencement of the development hereby approved, detailed design of the external bin store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy HL2 of the Fylde Borough Local Plan.

7. Notwithstanding the submitted details, prior to commencement of the development hereby approved, detailed design of all windows within the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should provide for frame size and colour, heads and cills, and, a 75mm reveal. The development shall be constructed in accordance with the approved details.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the development, in accordance with Policy HL2 of the Fylde Borough Local Plan.

8. Prior to commencement of the development hereby approved, a scheme for construction of the site access and off site highway improvements works shall be submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall include:

1. Improvements to facilitate the re-prioritisation of the Wharf Street and North Warton Street junction.

The approved scheme shall be implemented prior to first occupation of the development and retained thereafter

Reason: In order to secure improvements to the highway network to ensure safe and convenient access and circulation for vehicle traffic in the interests of road safety, in accordance with Policy HL2 and TR1 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

9. 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 details of the following: -

- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- Provision of any porta cabins on the site.
- The erection and maintenance of security hoarding.
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
- Routes to be used by vehicles carrying plant and materials to and from the site.
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Wheel wash facilities.
- Measures to control noise, dust and vibration.

The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy HL2 and EP27 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

10. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.

Prior to first occupancy of the development hereby approved, the private car parking and manoeuvring areas must be marked out in accordance with the approved plan, and permanently maintained thereafter.

Reasons: In the interests of highway safety, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

11. The level of the new driveways fronting 7 to 15 Wharf Street (odds only), shall be constructed 0.150m above the carriageway channel line of Wharf Street.

Reasons: To safeguard the future reconstruction of the highway, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

12. The 10 resident parking spaces opposing 7 to 15 Wharf Street (odds only), as detailed on the Site Plan drawing number 09992-P1-103 revision A, shall be provided prior to occupation of the development hereby approved. Signage requiring use of these spaces for sole use of these parking spaces by residents of Wharf Street shall also be erected prior to occupation of the development hereby approved.

The pedestrian link to the adjacent site to the west, as detailed on the Site Plan drawing number 09992-P1-103 revision A, shall be provided prior to first occupation of the development hereby approved and retained thereafter, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure satisfactory parking arrangements for residents adjacent to the site, and, access arrangements, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

13. Prior to commencement of the development hereby approved, a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development and retained thereafter.

Reason: In the interests of visual amenity, in accordance with Policy HL2 and HL6 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

14. Notwithstanding any details shown on the approved plans, prior to commencement of the development hereby approved, a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure retention of all trees and hedgerows identified on the Tree Retention Plan drawing number 7795-A-03 (Arboricultural Assessment, FPCR, August 2017), as well as the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs for additional landscaping within the development.

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 Policy HL2, EP14 and EP18 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

15. There shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity, in accordance with Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

16. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which

demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) , in accordance with Policy EP19 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

17. During construction of the development works on site shall be restricted to between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

18. Prior to commencement of the development hereby approved, a scheme for provision of bat and bird boxes within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development and retained thereafter.

Reason: To enhance the biodiversity value of the site, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

19. Prior to commencement of the development hereby approved, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Those details shall include, as a minimum:

1. 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.
2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development Greenfield runoff rate.
3. 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).
4. Flood water exceedance routes, both on and off site.

5. A timetable for implementation, including phasing as applicable.
6. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
7. 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 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 Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

20. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed 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:

1. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents Management Company.
2. Arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any 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.
3. Means of access and easements for maintenance purposes;
4. A timetable for implementation.

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

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water 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 Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

21. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - All previous uses;
 - Potential contaminants associated with those uses;
 - A conceptual model of the site indicating sources, pathways and receptors;
 - Potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers, in accordance with Policy EP29 of the adopted Fylde Borough Local Plan (October 2005).

22. Once the development is operational, deliveries to or from the site, and, refuse collection from the site shall only take place between the hours of 07:00 - 21:00 Monday to Sunday.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

23. All secondary bedroom windows and study room windows within the eastern elevation of the development hereby approved shall be obscure glazed to a minimum Pilkington Level 3 and non-opening and shall thereafter be retained. Any replacement glazing or window shall also be obscure glazed to a minimum Pilkington Level 3 and top hung.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

- 24, The restaurant, hair salon and Spa uses shall remain ancillary to the specialist elderly accommodation hereby approved and shall only be available for use by those working at the premises, occupants of the development and their visitors.

Reason: In order to avoid conflict with town centre retail policies and substandard car parking provision on the site to cater for any general use by the public, in accordance with Policies HL2 and SH15 of the adopted Fylde Borough Council Local Plan (October 2015).

Informative notes:

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

Item Number: 3

Application Reference:	17/0764	Type of Application:	Full Planning Permission
Applicant:	H & C PICKERVANCE	Agent :	ML Planning Consultancy Ltd
Location:	ROSEACRE HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3UE		
Proposal:	ERECTION OF AGRICULTURAL BUILDING TO PROVIDE MILKING PARLOUR WITH NEW ACCESS TO ROSEACRE ROAD		

Decision

Full Planning Permission: - The Head of Planning and Housing be authorised to approve the application following consultation with Cllr Speak as a ward councillor, and subject to the receipt of a revision to the submitted landscaping scheme that in his opinion provides satisfactory landscaping to soften views of the eastern edge of the milking parlour to assist in assimilating that building into the surrounding rural landscape.

Any approval is to include the following conditions subject to any revisions necessary to accommodate the revised landscaping scheme and other issues that the Head of Planning and Housing considerations are necessary.

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - 'Stanfords' plan (received by LPA 19.12.17)
- Proposed floor plans and elevations - drawing no. ML/TP/5606
- Proposed new access & swept path plan - drawing no. ML/TP/5605C - REV. B
- Proposed landscape plan - drawing no. ML/TP/5605 REV. B

Supporting Reports:

- Design and Access Statement - ML Planning

Reason: To provide clarity to the permission.

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 be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity.

4. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the local planning authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason: In accordance with Policy EP19 of Fylde Borough Local Plan, as altered (October 2005) and The Conservation of Habitats and Species Regulations 2010 (as amended). The Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural Communities Act 2006 and Paragraph 118 of the NPPF.

5. The replacement hedge as indicated on drawing no. ML/TP/5605 REV. B shall be provided at the time of the provision of the new access but in any event shall be undertaken no later than the next available planting season. Grass areas forming the sight lines from back of kerb to the new hedge line should be seeded with an appropriate wildflower-rich grass seed which is suitable for the areas beneath hedgerows, such as Emorsgate EH1 or similar. 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.

6. 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 aggressive/invasive weed management, protection from pests and livestock, annual cutting to thicken the hedge and the replacement of dead, dying or diseased plant material as necessary. 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.

7. The concrete access road and associated turning area shall be constructed prior to the first use of the building hereby approved

Reason: To ensure that satisfactory access is provided to the site in the interests of visual amenity and the safe operation of the facility.

8. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear, with the vehicular turning space laid out and be available for use before first operational use of the building, and maintained thereafter.

Reason: The layout is to assist with the safe and convenient operation of the access and prevent hazards being caused to other road users, for residents and construction vehicles.

9. Prior to the commencement of development a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The Plan shall include and specify the provisions to be made for the following:

- The parking of vehicles of site operatives and visitors;

- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

10. Construction of the building hereby approved shall not be commenced until the sight lines as shown on drawing ML/TP/5605C REV B "Site Plan" have been provided to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reason: To ensure adequate visibility at the access in the interest of highway safety.

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:	17/0837	Type of Application:	Full Planning Permission
Applicant:	Mr Johnson	Agent :	Harrison Pitt Architects
Location:	LITTLE ORCHARD CARAVAN SITE, BACK LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HN		
Proposal:	CHANGE OF USE OF LAND ASSOCIATED WITH EXISTING CARAVAN SITE TO FORM ADDITIONAL NO12 TOURING CARAVAN PITCHES FOR HOLIDAY USE AND OVER WINTER STORAGE OF CARAVANS ON THESE PITCHES, INCLUDING FORMATION OF IMPROVED AND EXTENDED ACCESS ROAD		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - drawing no. 1984-001 REV. B
- Proposed block plan - drawing no. 1984-11 REV. B
- Proposed site layout - drawing no. 1984-10 REV. B
- Proposed landscaping plan - drawing no. 1984-12 REV. D

Supporting Reports:

- Design and Access Statement, Sustainability & Flood Risk Assessment - HPA
- Thorn Promenade LED bollard lighting

Reason: To provide clarity to the permission.

3. Prior to first use of the site for a touring caravan site, hereby approved; a 'Management Plan' shall be submitted to the Local Planning Authority and agreed in writing. This management plan shall set out details of where the caravan site is managed from, the time periods the 'Manager's office' will be manned, security arrangements for the site, contact details out of hours for the Manager, emergency procedures etc. Thereafter the agreed management plan shall be implemented and operated in accordance with the agreed plan.

Reason: To provide adequate supervision and security on the site.

4. The site hereby approved is for touring caravan pitches for holiday use only and the number of caravans on site at any one time shall not exceed 12 caravans.

Reason: In the interests of visual amenity in the countryside location in accordance with Policy SP2 and TREC7 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD4, GD7 of the submission version of the Local Plan to 2032 and the aims of the NPPF .

5. None of the accommodation provided on site i.e. any touring caravans/motor homes using the holiday pitches, shall be occupied as a person's permanent, sole or main place of residence.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of SP2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD4 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

6. The owners/operators of the caravan site shall maintain a register of names of all owners/occupiers of individual caravans, their main home addresses, and the period of occupancy including date of arrival and date of departure from the caravan site. This information shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which would be contrary to Policy SP2 of the Fylde Borough Local Plan As Altered October 2005, Policy GD4 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 7, No pitch hereby permitted shall be occupied until a sustainable drainage scheme and management plan for the site has been completed and submitted to the Local Planning Authority. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reasons: 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. This is in accordance with Policy TREC7 and EP25 of the Fylde Borough Local Plan, as altered (October 2005) and Policy EC7 and INF1 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

- 8, That the development hereby approved shall be implemented in full accordance with the landscape details as shown on the Harrison Pitt Architects drawing no. 1984-12 REV. D. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved in writing 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 following the site being first brought into use. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies SP2 and TREC 7 of the Fylde Borough Local Plan As Altered October 2005, Policies GD4, ENV1 and EC7 of the submission version of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

9. 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 syvicultural 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.

10. No works to trees or shrubs shall occur between the 1 March and 31 August in any year unless a detailed bird nest survey by a suitably qualified ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981, Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and the National Planning Policy Framework, Section 11.

11. Prior to commencement of development, the site shall be provided with bat boxes and owl boxes to encourage biodiversity and within the site, details of the provision of these boxes, including the number, design and position within the site hereby approved, shall be submitted to an agreed in writing with the Local Planning Authority and thereafter the agreed boxes shall subsequently be fitted and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of providing roosting opportunities for bats and owl as the species is protected by the Wildlife and Countryside Act 1981 and in accordance with Policy EP19 of the Fylde Borough Local Plan, as adopted (October 2005) and Policy ENV2 of the submission version of the local plan to 2032 and the aims of the NPPF.

Informative notes:

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

Item Number: 5

Application Reference:	17/0856	Type of Application:	Change of Use
Applicant:	Mr Mason	Agent :	Architectural Design Associates
Location:	157 INNER PROMENADE, LYTHAM ST ANNES, FY8 1DW		
Proposal:	RE-SUBMISSION OF PLANNING APPLICATION 16/0845 TO CHANGE USE OF DWELLING TO FORM 4 NO. FLATS WITH REVISED ALTERATIONS TO FACILITATE CHANGE INCLUDING FORMATION OF BALCONY AND ALTERED GABLE TO FRONT ELEVATION, ADDITION OF 3 X DORMERS TO REAR ELEVATION, AND PARKING AREA TO FRONT GARDEN		

Decision

Change of Use: - Granted

Conditions and Reasons

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

Approved plans:

- Location Plan
- Proposed Flat 1 & 2 Layout Plans Sheet 1/2 - IP/ADA/02/A Rev B
- Proposed Flat 1 & 2 Layout Plans Sheet 2/2 - IP/ADA/03/A Rev C
- Proposed Flat 3 Layout Plans - IP/ADA/04/A Rev C
- Proposed Flat 4 Layout Plans - IP/ADA/05/A Rev B
- Proposed Building Elevations - IP/ADA/04/A Rev C

Reason: To provide clarity to the permission.

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.

In the interests of visual amenity.

3. Prior to the first occupation of the units, hereby approved, details of all fencing, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, with any gate adjacent the public highway designed to only open away from the highway. The development shall be implemented in accordance with these approved details.

Reason: To ensure an appropriate standard of design is achieved within the Conservation Area and prevent a potential source of danger to other road users.

4. Prior to the first occupation of the units, hereby approved, samples of all hard and soft landscape works (including the access driveway and parking areas of the site) shall be submitted to and confirmed in writing by the Local Planning Authority. The works shall be carried out using the agreed materials.

Reason: To ensure a satisfactory appearance.

5. Prior to the first occupation of the units, hereby approved, the site access shall and parking areas shall be laid out as shown on the approved Site Plan (ref: IP/ADA/02/A Rev B) and before the access is used for vehicular purposes, 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 ensure adequate access to the site for all users and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- .6 Prior to the first occupation of the units, hereby approved, a scheme for an area dedicated for storage of waste and recycling and its means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable provision of waste and recycling facilities in compliance with Policy HOU2 of the St Annes Neighbourhood Plan and Policy GD7 of the Submission version of the Fylde Local Plan to 2032.

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: 6

Application Reference:	17/0895	Type of Application:	Full Planning Permission
Applicant:	Clifton Park Hotel	Agent :	Carter-Zub Building Consultancy Ltd
Location:	CLIFTON PARK HOTEL, 299-301 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1HN		
Proposal:	ERECTION OF REPLACEMENT SINGLE STOREY EXTENSION TO FRONT ELEVATION TO PROVIDE GLAZED LOBBY, EXTERNAL SEATING AREA WITH FRAMELESS GLASS BALUSTRADE AROUND AND 2 NO WATER FOUNTAIN FEATURES		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - Carter-Zub
- Proposed site plan - drawing no. SP-0001 REV. P2
- Proposed roof plan - drawing no. SP-0002 REV. P1
- Proposed ground floor plan - drawing no. GA-0001 REV. P1
- Proposed elevations - drawing no. EL-0001 REV. P2

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

3. That prior to the commencement of any works to construct the development hereby approved as listed in condition 2 to this planning permission a specification to confirm full details of the materials of its construction including the stone and materials for windows and doors (with samples provided where requested as being necessary), shall be submitted to and approved in writing by the Local Planning Authority. The extension shall then only be constructed using these approved materials.

Reason: To secure a satisfactory finish to the building in accordance with Policy TREC2 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7 and EC7 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

Informative notes:

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

Item Number: 7

Application Reference:	17/0899	Type of Application:	Change of Use
Applicant:	For Viva	Agent :	Croft Goode Limited
Location:	93 ST ALBANS ROAD, LYTHAM ST ANNES, FY8 1XD		
Proposal:	CHANGE OF USE OF EXISTING SINGLE DWELLING INTO TWO FLATS		

Decision

Change of Use: - Granted

Conditions and Reasons

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Approved plans:

- Location Plan - Dwg no. 17 2311 PN001, dated 04 October 2017
- Proposed Floor Plans, Elevations and Sections - Dwg no. 17 2211 PN102, dated 26 October 2017

Reason: To provide clarity to the permission.

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: 8

Application Reference:	17/0970	Type of Application:	Householder Planning Application
Applicant:	Miss Elaine Silverwood	Agent :	David Partington
Location:	28 MEDLAR LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HR		
Proposal:	RESUBMISSION OF APPLICATION 17/0155 FOR ERECTION OF TWO STOREY SIDE EXTENSION		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan
- Proposed Front Elevation - Drawing No. 01 received 14 November 2017

- Proposed Rear Elevation - Drawing No. 02 received 14 November 2017
- Proposed Gable Elevation - Drawing No. 03 received 14 November 2017
- Proposed Ground Floor Layout - Drawing No. 04 received 14 November 2017
- Proposed First Floor Layout - Drawing No. 05 received 14 November 2017

Reason: To provide clarity to the permission.

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 be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

In the interests of visual amenity.

Informative notes:

1. Reason for Approval

The development is in accordance with development plan policy HL4 and all other relevant development plan policies. As the Fylde Local Plan to 2032 is not yet the development plan, the weight that can be attributed to Policy H7 of that Plan (with which the proposed development does not fully comply) is less than full development plan weight. Alongside that fact, in this case the property is situated within a cluster of existing residential properties which provide a range of accommodation and the actual scale of the extension of the property and its visual impact in the countryside are such that the resultant dwelling will not unduly harm the overarching principles of Policy H7 nor cause undue harm to the rural character of the area. This further reduces the weight to be given to the divergence from Policy H7.

Item Number: 9

Application Reference:	17/0111	Type of Application:	Full Planning Permission
Applicant:	Mr Bray	Agent :	PWA Planning
Location:	LAND TO THE REAR OF DEEWAY, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EA		
Proposal:	ERECTION OF DETACHED BUNGALOW FOLLOWING DEMOLITION OF EXISTING BUILDINGS.		

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 - Streetwise Maps Ltd
- Proposed Site plan - 3D.G Design Project 010-433 Drawing 01 Rev A
- Proposed Floor plan - 3D.G Design Project 010-433 Drawing 11 Rev A
- Proposed Elevations 1 of 2 - 3D.G Design Project 010-433 Drawing 12 Rev A
- Proposed Elevations 2 of 2 - 3D.G Design Project 010-433 Drawing 13 Rev A

Supporting Reports:

Planning Statement - PWA Planning February 2017

- Bat Building and Extended Phase 1 Habitat Survey - Simply Ecology February 2017
- Report on Trees - Ian G Tupling January 2017

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

3. Notwithstanding any description of materials in the application, no above ground works for the construction of the dwelling shall take place until samples or full details of all materials to be used on the external surfaces of that building 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 HL2 and the National Planning Policy Framework.

4. 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:
- Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
 - 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.
 - 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);
 - Flood water exceedance routes, both on and off site;

- A timetable for implementation, including phasing as applicable;
- Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of the approved dwelling. 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 and that there is no flood risk on or off the site resulting from the proposed development

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

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

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

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

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

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

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

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

8. Prior to the first occupation of the dwelling hereby approved all existing buildings, containers and other items that are sited or stored within the area edged in red in this application shall be

demolished in their entirety and all resultant material removed from the site.

Reason: To ensure that the development preserves the open character of the green belt by limiting the extent of built development on the site as required by Policy SP3 of the Fylde Borough Local Plan.

9. Prior to the commencement of development a landscaping scheme shall be provided to indicate the species, planting location, planting density, phasing of planting and maintenance regime for the landscaping of the southern site boundary to assist in screening views between the site and Queensway. This landscaping scheme is to be implemented and maintained in accordance with the approved scheme.

Reason: To ensure that the development reinstates and then preserves the rural character of the area as required by Policy SP3 and EP10 of the Fylde Borough Local Plan.

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

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

11. Prior to commencement of development, details of provisions for the nesting of bats and barn owls within the site or upon any structure shall be submitted to an agreed in writing with the Local Planning Authority and thereafter subsequently implemented and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to provide opportunities for the use of the new dwellings by these protected species so as to enhance the biodiversity of the area in accordance with Policy EP19 of the Fylde Borough Local Plan.

12. 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 additional development of the property that could itself have an adverse impact on the openness of the green belt and the aims of including land within it as required by Policy SP3 of the Fylde Borough Local Plan, Policy GD2 of the Fylde Local Plan to 2032 and Para 89 of the NPPF.

13. No works shall commence until a site specific method statement to outline how the foundation details of the dwelling hereby approved and the construction details of the access road has been submitted to and approved in writing by Fylde Borough Council. The approved details shall utilise methods that ensure the potential for damage to the canopy and roots of trees that are within or neighbouring the site as a consequence of the development are minimised.

The development shall only be undertaken in full accordance with the agreed method statement.

Reason: To ensure protection of these trees in the interests of the character of the area as required by Policy EP14 of the Fylde Borough Local Plan, as altered (October 2005) and Policy GD7 of the Fylde Local Plan to 2032.

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