



MINUTES

Planning Committee

Date:	Wednesday, 6 October 2021
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Alan Clayton, Brian Gill, Jayne Nixon, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Mark Evans, Andrew Stell, Rob Buffham, Clare Lord, Matthew Taylor, Lyndsey Lacey-Simone

Public Platform

There were no registered speakers.

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.

No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 23 September 2021 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council procedure rule 24:

Councillor Brian Gill substituted for Councillor Liz Oades.

Councillor Alan Clayton substituted for Councillor Tim Armit.

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 prior to the meeting.

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

Information Items

The following information item was received and noted by the committee.

5. List of Appeals Decided

This information report provided details of appeal decision letters received between 20/8/2021 and 24/9/2021.

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Planning Committee Minutes

06 October 2021

Item Number: 1

Application Reference:	21/0424	Type of Application:	Outline Planning Permission
Applicant:	Mr Pinkus	Agent :	
Location:	ST ANNES HEBREW CONGREGATIONAL SYNAGOGUE, ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PJ		
Proposal:	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING SYNAGOGUE AND ERECTION OF REPLACEMENT SINGLE STOREY SYNAGOGUE, THREE STOREY BLOCK OF 9 APARTMENTS AND CAR PARK (ACCESS, LAYOUT, APPEARANCE AND SCALE APPLIED FOR, ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Granted

Conditions and Reasons

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the “reserved matters”) before any development takes place:- the landscaping of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

Drawing no. SYN/1/001 – Location plan.
Drawing no. SYN/1/010 – Proposed site plan.
Drawing no. SYN/1/011 Rev A – Proposed roof plan.
Drawing no. SYN/1/012 – Proposed site plan.
Drawing no. SYN/1/110 – Proposed ground floor plan.

Drawing no. SYN/1/111 – Proposed first floor plan.
Drawing no. SYN/1/112 Rev A – Proposed second floor plan.
Drawing no. SYN/3/310 Rev A – Proposed elevations.
Drawing no. SYN/3/311 Rev A – Proposed street view.
Drawing no. SYN/3/312 Rev A – Proposed elevations.
Drawing no. SYN/3/313 Rev A – Proposed elevations.
Drawing no. SYN/3/314 Rev A – Proposed elevations.

Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as they relate to the site area, the mix of uses permitted, the access, appearance, layout and scale of the development, and shall not exceed the maximum quantum of development applied for.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. No development involving the demolition of the existing building shall take place unless and until a contract(s) for the carrying out of the works of redevelopment of the site in accordance with this permission and any application for approval of reserved matters which is granted pursuant to condition 1 of this permission has been entered into. The contract(s) shall include: i) details of the terms and conditions applicable to the contract(s); and ii) a schedule, programme and timetable for the carrying out of the works of demolition and the redevelopment of the site (including associated allowances and/or penalties for overruns) and a copy shall be submitted to and approved in writing by the Local Planning Authority before any development involving the demolition of the existing building takes place. The development shall thereafter be carried out in full accordance with the duly approved contract.

Reason: In order that reasonable steps are put in place to ensure the new development hereby approved will proceed after the loss of the existing heritage asset has occurred and to avoid a scenario where the existing building is demolished without this being followed by any subsequent redevelopment of the site which provided the justification for the loss of the heritage asset in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and paragraph 204 of the National Planning Policy Framework (2021).

6. None of the dwellings shall be first occupied until the replacement synagogue building hereby approved has been substantially completed and made available for use as a place of worship.

Reason: To ensure that the dwellings and replacement synagogue are brought forward simultaneously as a comprehensive redevelopment of the site, in order that suitable alternative provision for community facilities is made to compensate for the loss of the existing synagogue, to preserve elements of the historic and communal value of the existing building's significance by ensuring the continued provision of a place of worship on the site and to prevent the dwellings being constructed independently of the replacement synagogue without alternative community provision first having been made in accordance with the requirements of policies CH1 and DH1 of the St Annes on the Sea Neighbourhood Development Plan, Fylde Local Plan to 2032 policies HW2 and ENV5, and the National Planning Policy Framework.

7. Notwithstanding any description of materials in the application and the requirements of condition 4 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the buildings hereby approved 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 and to ensure that materials from the existing building are salvaged and re-used on the replacement synagogue building in order to preserve elements of its architectural value in accordance with the requirements of St Annes on the Sea Neighbourhood Development Plan policy DH1, Fylde Local Plan to 2032 policies GD7 and ENV5, and the National Planning Policy Framework.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 4 of this permission, no above ground works of development shall take place until details of all windows and doors to be used on the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including architraves, sill and lintel treatments), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before each associated building is first occupied, and shall be retained as such thereafter.

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 and to ensure that materials from the existing building are salvaged and re-used on the replacement synagogue building in order to preserve elements of its architectural value in accordance with the requirements of St Annes on the Sea Neighbourhood Development Plan policy DH1, Fylde Local Plan to 2032 policies GD7 and ENV5, and the National Planning Policy Framework.

9. No development (including demolition) shall take place until a scheme to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) A preliminary risk assessment which identifies:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
- b) A site investigation based on the results of a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off the site.
- c) The results of the site investigation and the detailed risk assessment referred to in b) 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.
- d) A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

10. No development (including demolition) shall take place until a Written Scheme of Investigation (WSI) setting out a programme and timetable of historic building recording for the existing synagogue has been submitted to and approved in writing by the local planning authority. The WSI shall include:

- a) A phased programme and methodology of site investigation and recording which meets the requirements of a level 3 record as set out in the publication 'Understanding Historic Buildings' by Historic England (2016) and includes:
 - a desk-based building assessment.
 - historic building recording, including a full large format photographic record of the synagogue and site before the interior is stripped for demolition.
- b) A programme for post investigation assessment to include:
 - analysis of the site investigation records.
 - production of a final report on the building's historical interest.
- c) Provision for publication and dissemination of the analysis and report.
- d) Provision for archive deposition of the report and records of the site investigation.
- e) Nomination of an appropriately qualified and experienced professional building recording contractor who complies with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA) to undertake the works set out within the approved WSI.

The development shall thereafter be carried out in full accordance with the approved WSI and the timetable contained therein.

Reason: To record and advance understanding of the heritage asset to be lost and to make information concerning the building's significance as a heritage asset publicly accessible in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

11. Notwithstanding the requirements of condition 10 of this permission, no development (including demolition) shall take place until a scheme for salvaging the following materials, features, fixtures and fittings of the existing synagogue building and for their reuse on the replacement synagogue building or, where appropriate, deposition with a suitable repository, has been submitted to and approved in writing by the Local Planning Authority:

External:

- a) The exterior brickwork.
- b) Exterior doorways.
- c) The stained glass windows (32 separate panels of stained glass in the main prayer hall).

Internal:

- d) Bronze light fittings (14 in total).

- e) The foundation stone and consecration plaque.
- f) The pulpit.
- g) Synagogue archives (including minute books, burial registers etc.)
- h) A framed, colour wash architect's drawing of the old building.
- i) Back marriage registers.

The scheme shall include details of where the salvaged items are to be stored during the construction period, the precise areas of the replacement synagogue building where they are to be reused and, where appropriate, where they are to be archived, and a timetable for implementation. The development shall thereafter be carried out in full accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure the proportionate conservation and, where appropriate, reuse of the building's features of architectural, historic and communal value which contribute to its significance as a heritage asset in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

12. None of the buildings hereby approved shall be occupied until a scheme for the design and construction (including surface treatment and ground markings) of the vehicle parking and manoeuvring areas shown on drawing no. SYN/1/010 has been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and manoeuvring areas shall thereafter be constructed, marked out and made available for use in accordance with the duly approved scheme before any of the buildings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: In order that suitable provision is made for vehicle parking and manoeuvring and to ensure that appropriate turning space is provided to allow vehicles to enter and exit the site in forward gear in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

13. None of the buildings hereby approved shall be occupied until a scheme for the communal use of the vehicle parking and manoeuvring areas to be provided pursuant to condition 12 of this permission by all future users of the development (including occupiers of the dwellings and users of the replacement synagogue) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the measures to be put in place (e.g. ground markings, signage, parking enforcement etc.) to ensure that the vehicle parking and manoeuvring areas remain free for communal use by all users of the development and that no spaces are reserved or access restricted for only one of the uses hereby permitted. The scheme shall thereafter be implemented in full accordance with the duly approved details contained therein and all measures associated with it installed before any of the buildings hereby approved are first occupied.

Reason: To ensure that the vehicle parking and manoeuvring areas for the development are retained at all times for communal use by all future users of the mixed use development and to avoid parking spaces being reserved for the occupiers of individual apartments in order to maximise and avoid restrictions to the use of off-street parking facilities for all users of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, HW2 and T5, and the National Planning Policy Framework.

14. No above ground works of development shall take place until a scheme for the layout, design and construction of the development's access (the siting of which is shown on drawing no. SYN/1/012) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any modifications to be made to the geometry, design and/or configuration of the existing access to the site from Orchard Road, including those to

accommodate pedestrian movements. The development's access shall be constructed in accordance with the duly approved scheme and made available for use before any of the buildings hereby approved are first occupied.

Reason: To ensure a suitable and safe means of access to the site for all users and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

15. None of the buildings hereby approved shall be occupied until a scheme for the provision of bicycle parking for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the number of bicycle parking spaces to be provided;
- b) the siting, size, design and materials to be used in the construction of any bicycle store(s); and
- c) a timetable for the provision of the bicycle parking spaces and store(s).

The bicycle parking spaces and store(s) shall be constructed and made available for use in accordance with the duly approved scheme and the timetable contained therein, and shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

16. None of the buildings hereby approved shall be occupied until a scheme for the provision of a bin store for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the size, siting, layout, design and materials of the bin store and any associated means of enclosure; and
- b) the number and size of bins that the bin store will accommodate.

The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the buildings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

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

- a) separate systems for the disposal of foul and surface water;
- b) details of the surface water drainage system layout showing all pipe and structure references, dimensions and design levels;
- c) finished Floor Levels (FFL) for each buildings in AOD with adjacent ground levels for all sides of each building to confirm a minimum 150mm+ difference for FFL.
- d) an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof) including evidence of an assessment of ground conditions and the potential to dispose of surface water

- through infiltration;
- e) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, with provision to ensure that the post-development discharge rate does not exceed the pre-development rate, including an appropriate allowance for climate change;
- f) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- g) details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before any of the buildings hereby approved are first occupied, and shall be maintained and managed as such thereafter.

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

18. None of the buildings hereby approved shall be occupied until a scheme for the installation of integrated bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- a) the number, location, height and specification of integrated bat and bird boxes; and
- b) a timetable for their provision.

The integrated bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

19. No development (including demolition) shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives, contractors and other visitors within the site (off the public highway);
- c) details of areas designated for the loading, unloading and storage of plant and materials;
- d) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control the emission of dust and dirt during construction;
- a) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

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

2. Ecology and protected species:

Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed as a protected species license may be required.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended) it is an offence to remove, damage or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3. United Utilities:

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

The applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Item Number: 2

Application Reference:	21/0440	Type of Application:	Full Planning Permission
Applicant:	Mr Wileman	Agent :	Clover Architectural Design Limited
Location:	STANLEY LODGE FARM, SALWICK ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SN		
Proposal:	ERECTION OF AGRICULTURAL BUILDING INCLUDING FORMATION OF HARDSTANDING ACCESS TRACK ACROSS FIELD - PART RETROSPECTIVE APPLICATION		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. 1002 Rev C
- Proposed Site Plan - Drawing no. 1112 Rev A
- Building Plans & Elevations - Drawing no. 1111

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

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

2. Prior to the formation of the new access track from Blue Moor a scheme for its construction, to include details of its base layers and finished top surface, shall be submitted to and approved in writing by the Local Planning Authority. The track shall be constructed in full accordance with the duly approved scheme before the access from Blue Moor is first used to access the approved agricultural building.

Reason: To ensure a satisfactory standard of engineering works for the construction of the access track and to ensure the track is in keeping with the rural character of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the approved building shall only be used for agricultural purposes. In the event that the need for the building to be used for agricultural purposes within the unit edged in blue on the site plan listed in condition 1 of this permission ceases, then the building shall be removed from the site and the land restored to its previous agricultural grazing land state within a period of no more than 12 months from the date that the agricultural use first ceases.

Reason: To ensure that the future use of the building is limited to the use which justifies its erection, and that the building is to be removed should that use cease in order to preserve the

open rural character of the countryside within which it is sited in accordance with Policy GD4 of the Fylde Local Plan to 2032.

Informative notes:

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

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

Item Number: 3

Application Reference:	21/0598	Type of Application:	Full Planning Permission
Applicant:	Mr Hesketh	Agent :	Clover Architectural Design Limited
Location:	WILLOW DENE, MOOR HALL LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RY		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY DWELLING WITH DETACHED GARAGE INCLUDING RECONFIGURATION OF VEHICLE ACCESS FROM MOOR HALL LANE AND ASSOCIATED HARD AND SOFT LANDSCAPING		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1001
- Proposed Site Plan - Drawing no. 1101 Rev F
- Proposed Dwelling Floor Plans & Elevations - Drawing no. 1100 Rev D
- Proposed Garage Floor Plans & Elevations - Drawing no. 1105 Rev A
- Proposed Landscaping - Drawing no. 1102 Rev C
- Proposed Drainage - Drawing no. 1104 Rev D
- Proposed Materials Schedule - Drawing no. 1103

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

Reason: For the avoidance of doubt and to ensure that the development is carried out in

accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the submitted proposed materials schedule (drawing no. 1103) listed in condition 2 to this planning permission.

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

4. 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: The development has been permitted within this countryside area on the basis that the replacement dwelling would have no greater impact on the function and purposes of designating land within the countryside in comparison to the existing development. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of large extensions, alterations to roofspace and/or the erection of large outbuildings within garden of the replacement dwelling in order to ensure that such development would not undermine the function and purposes of the countryside in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and H7.

5. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed, improved or altered within the garden curtilage.

Reason: To ensure that any boundary treatments provided to enclose the extended garden area are of an appropriate design that is sympathetic to the character and appearance of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, and the National Planning Policy Framework.

6. The dwelling hereby approved shall not be occupied until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

7. Prior to the first occupation of the dwelling hereby approved, the site access and internal parking/turning areas indicated on the approved site plan listed in condition 2 of this planning permission shall be provided to the extent and arrangement as shown on that plan. This area shall remain available for use for access, parking and turning at all times thereafter.

Reason: To ensure that an appropriate access to the site is provided and that there are facilities

for on-site parking and turning in the interests of the residential amenity of the occupiers and the safety of users of the highway in general. This is to accord with the requirements of Policy GD7 and T5 of the Fylde Local Plan to 2032.

8. Prior to the first occupation of the dwelling hereby approved, the existing timber fence and concrete posts that define the boundary of the site with Moor Hall Lane shall be removed in their entirety, and replaced with the low level boundary hedge planting in the locations indicated on the approved site plan listed in condition 2 of this planning permission. These hedges shall be retained as the sole defining boundary treatment to the site with the highway at all times thereafter.

Reason: To ensure that the replacement dwelling provides an appropriately sympathetic appearance to the lane which reflects its rural location and the general character of the countryside around the site where hedges form the highway boundary treatment. This is to accord with the requirements of Policy GD7 and ENV1 of the Fylde Local Plan to 2032.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. 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: 4

Application Reference:	21/0667	Type of Application:	Full Planning Permission
Applicant:	Hannan	Agent :	PLANNING PROBLEMS SOLVED
Location:	PATHWAYS, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RJ		
Proposal:	RESIDENTIAL DEVELOPMENT OF FOUR DWELLINGS WITH ASSOCIATED INFRASTRUCTURE 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 from the date of this permission.

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

2. This permission relates to the following plans:

Drawing no. NCR/JC/PATH/01 Rev A – Location plan.
Drawing no. NCR/JC/PATH/03 Rev B – Site plan as proposed.
Drawing no. NCR/JC/PATH/04 Rev A – Dwelling type A ground floor layout & roof plan.
Drawing no. NCR/JC/PATH/05 Rev A – Dwelling type B ground floor layout & roof plan.
Drawing no. NCR/JC/PATH/06 – Dwelling type B (handed) ground floor layout & roof plan.
Drawing no. NCR/JC/PATH/07 Rev A – Dwelling type A elevations.
Drawing no. NCR/JC/PATH/08 Rev A – Dwelling type B elevations.
Drawing no. NCR/JC/PATH/09 – Dwelling type B (handed) elevations.

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

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

3. All existing buildings and associated appurtenances falling within the red line boundary shown on drawing no. NCR/JC/PATH/02 Rev A shall be demolished in their entirety and removed from the site before any of the dwellings hereby approved are first occupied.

Reason: The development has been permitted on the basis that it involves the complete redevelopment of the site for a new use which would have no greater impact on the Area of Separation in comparison to the existing use. Accordingly, all existing buildings and appurtenances connected with the present use must be removed from the site to allow and justify the site's redevelopment for the replacement residential use. This is also required in order to avoid conflicts between the existing and proposed uses that would arise if they were to co-exist simultaneously (i.e. if the development were to be carried out in a piecemeal fashion) so as to ensure a high standard of amenity for future occupiers. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3 and GD7, and the National Planning Policy Framework.

4. None of the dwellings hereby approved shall be first occupied until a scheme for the restoration of the whole of the existing overspill car parking area located to the northwest side of the site access (the extent of which is identified by dark green hatching on drawing no. NCR/JC/PATH/03 Rev B) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:

- a) The cessation of the existing land use within that area and the removal of all existing hardstanding, vehicles, advertisements and any other appurtenances connected with that use.
- b) The restoration of the land to open greenspace, including details of all surface treatment and landscaping works, means of enclosure and, where necessary, a schedule of the type, species, siting, planting distances and a programme of planting of any trees, hedges and shrubs; and
- c) A timetable for implementation.

The duly approved restoration scheme shall be carried out in accordance with the details and timetable contained therein, and shall be completed in full before any of the dwellings hereby approved are first occupied.

Reason: To ensure that existing ancillary land uses connected within the current use of the site (which fall within the applicant's ownership, but outside the boundary of the development site)

cease and that the affected areas are treated in a manner which is sympathetic to their countryside setting in order to provide enhancements to the landscaping of the site which would offset the development's visual impact on the surrounding landscape and Area of Separation, and to ensure that existing land uses adjoining the proposed development do not adversely affect the amenity of future occupiers of the approved dwellings as a result noise disturbance, poor outlook or any other nuisance. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3, GD7 and ENV1, and the National Planning Policy Framework.

5. Before the dwelling on plot 4 hereby approved is first occupied, a scheme for the retention of the existing floodlights surrounding the manège to the west of the site (the location of which is identified by yellow hatching on drawing no. NCR/JC/PATH/03 Rev B) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- a) An assessment of the effects of the existing floodlighting on surrounding occupiers, both existing and proposed (having particular regard to the future occupiers of the dwelling on plot 4), including an analysis of existing luminance levels and light spillage arising from the current floodlighting.
 - b) Details of any measures to mitigate the effects of light spillage towards surrounding land uses (both existing and proposed) including, where necessary, modifications to the height of the existing lighting columns, the angle of installation for the floodlights and any hoods or shields to be fitted to them.
 - c) Details of the times when the floodlights will and will not be switched on.

The duly approved scheme shall be implemented in accordance with the details contained therein before the dwelling on plot 4 is first occupied, and all floodlights associated with the manège shall be maintained and operated as such thereafter.

Reason: To ensure that future occupiers of the dwelling on plot 4 which is located adjacent to the existing manège do not experience unacceptable effects on their amenity as a result of light pollution in order to ensure a high standard of amenity for future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no windows or doors shall be installed in any of the buildings hereby approved unless and until details of their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile have first been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting in the interests of visual amenity in

accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. No above ground works of development shall take place until details of the finished floor levels for each dwelling and the ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the proposed development and surrounding buildings, and between the approved dwellings, in the interests of ensuring a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. 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:

- a) a survey of the extent, scale and nature of contamination;
- b) 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.
- c) where necessary, 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 dwellings hereby approved are first occupied.

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

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

- a) separate systems for the disposal of foul and surface water;
- b) details of the siting, size, capacity, design and operation of any sewage treatment plant(s);
- c) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through

- infiltration;
- d) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development run-off rate reduces discharge to greenfield run-off rates (including an appropriate allowance for climate change);
- e) details of the size, siting and design of any necessary flow attenuation measures, including the use of Sustainable Drainage Systems where practical; and
- f) details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and shall be managed and maintained as such thereafter.

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

11. None of the dwellings hereby approved shall be first occupied until details of the height, design, materials and finish of all boundary treatments within the development (the siting and type of which is shown on drawing no. NCR/JC/PATH/03 Rev B) have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details before each associated dwelling is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

12. All the means of enclosure and additional/extended areas of hard and soft surfacing (including those required to maintain existing means of vehicular and/or pedestrian access) to be provided alongside the shared boundary with the property known as "Longacres, Blackpool Road, Preston, PR4 3RJ" shall be constructed and made available for use in accordance with the details shown on drawing no. NCR/JC/PATH/03 Rev B before any works to modify the existing internal access road through the site first take place. The duly constructed means of enclosure and additional/extended areas of hard and soft surfacing shall be retained as such thereafter.

Reason: To maintain a safe and suitable means of access to Longacres both during and after the construction period before any works to alter the existing internal access road from which Longacres takes its access take place and to provide an appropriate boundary treatment to screen the development from existing occupiers in interests of the privacy of neighbouring residents in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

13. The soft landscaping scheme for the development set out in the following plans and documents shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, after the development is substantially completed.

- Drawing no. NCR/JC/PATH/03 Rev B.
- Document titled "Landscaping – Planting information".
- Document titled "Tree Planting Detail".

The areas which are landscaped shall be maintained 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 order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene by providing tree lined streets and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

14. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives and visitors;
- c) details of areas designated for the loading, unloading and storage of plant and materials;
- d) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
- h) measures to control the emission of dust and dirt during construction;

Development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

15. No above ground works of development shall take place until a scheme for the design and construction of the development's access (the siting, layout and geometry of which is shown on drawing no. NCR/JC/PATH/03 Rev B) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) minimum visibility splays of 2.4 metres x 80 metres in both directions at the junction of the site access with Blackpool Road;
- b) the provision of 2 metre wide footways extending into the site on each side of the access to merge with the existing footways on Blackpool Road in the positions shown on drawing no. NCR/JC/PATH/03 Rev B, including the provision of tactile paving.

The development's access shall be constructed in accordance with the duly approved scheme and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as "Longacres, Blackpool Road, Preston, PR4 3RJ" is maintained at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay in a) shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 0.6 metres in height.

Reason: To ensure a suitable and safe means of access to the site for all users both during and after construction and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

16. No above ground works of development shall take place until a scheme for the siting, layout, design and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:
- a) The provision of a pedestrian refuge within the carriageway of Blackpool Road to the west of the development's access. The location of the pedestrian refuge should allow for the future creation of a right turn facility into the site from Blackpool Road.

The highway improvement works shall be implemented and made available for use in full accordance with the duly approved scheme before any of the dwellings hereby approved are first occupied.

Reason: To secure proportionate improvements to surrounding highway infrastructure that will provide a safe and suitable means of access to the development for all users in the interests of highway safety, to ensure that appropriate opportunities to promote sustainable transport modes are taken up given the type of development and its location and to give priority to pedestrian movements that encourage modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. No above ground works of development shall take place until a scheme for the design, construction (including surface treatment) and drainage of the following features shown on drawing no. NCR/JC/PATH/03 Rev B has been submitted to and approved in writing by the Local Planning Authority:
- a) the estate road and private drive;
 - b) the extended vehicle access into the property known as "Longacres, Blackpool Road, Preston, PR4 3RJ"; and
 - c) all other hard landscaped areas within the site.

The feature described in b) shall be constructed and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as "Longacres, Blackpool Road, Preston, PR4 3RJ" is maintained at all times, and the features described in a) and c) shall be constructed and made available for use before any of the dwellings hereby approved are first occupied, all in accordance with the details in the duly approved scheme.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and hard landscaped areas to serve the development and to provide satisfactory facilities for vehicle access, circulation and manoeuvring in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

18. None of the dwellings hereby approved shall be first occupied until a scheme setting out arrangements for the future management and maintenance of the estate road and private drive to be constructed pursuant to condition 17 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out arrangements for future management and maintenance by a private Residents' Management Company and/or transfer to individual occupiers of the dwellings. The estate road and private drive shall

thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that suitable arrangements are put in place for the future management and maintenance of communal areas intended to provide access to the development, to ensure that a safe and suitable means of access to the site is maintained for all users in the interests of highway safety, and to safeguard the amenity of future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

19. The car parking spaces for each dwelling shown on drawing no. NCR/JC/PATH/03 Rev B shall be laid out and made available for use in accordance with the details shown on the approved plan before each associated dwelling is first occupied. The duly constructed parking spaces shall be retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

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

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

21. Notwithstanding the provisions 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), no development permitted in Schedule 2, Part 1, Classes A, AA, B, C and E shall be carried out to any of the dwellings hereby approved.

Reason: The development has been permitted within the Area of Separation on the basis that the site's redevelopment for housing would have no greater impact on the function and purposes of designating land within the Area of Separation in comparison to the existing development. Accordingly, it is necessary to withdraw those permitted development rights that would otherwise allow the construction of large extensions, alterations to roof space and/or the erection of large outbuildings within the curtilages of the dwellings in order to ensure that such development would not undermine the function and purposes of the Area of Separation in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and H7.

22. None of the dwellings hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures (including details of their number, location and specification) into the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:

- a) The installation of bat boxes and/or bat access panels.
- b) The installation of bird boxes which provide nesting opportunities for house sparrow and starling.

The biodiversity enhancement measures shall thereafter be provided in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

23. No development shall take place until a Construction Exclusion Zone (CEZ) has been formed around the Root Protection Area of the hedgerow located alongside the southern boundary of the site (identified as "H1" in the "Tree Survey & Report" by West Lancashire Borough Council dated October 2018). The CEZ shall be provided in the form of protective fencing of a height and design which accords with the specification in BS 5837: 2012 and shall be installed along the northern (inner) edge of hedgerow H1 for its full length within the site. The CEZ shall be maintained in the duly installed position during the entirety of the construction period insofar as it relates to the affected area of the site.

Reason: To ensure that adequate measures are put in place to protect the existing hedgerow which is to be retained as part of the development before any construction works commence in order to safeguard existing natural assets at the site which contribute to visual amenity and biodiversity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

24. Notwithstanding any details contained within the application and the requirements of condition 2 of this permission, a scheme for the installation of any exterior lighting to be installed on the building(s) and/or the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority before any such lighting is installed. The scheme shall include details of the lighting's: i) position and height on the building(s) and/or site; ii) spillage, luminance and angle of installation; and iii) any shields or hoods to be fixed to the lights. All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to existing and future occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

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

2. **Highways:**

With reference to conditions 15, 16, 17 and 18 of this permission, and before any development

commences, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any section 38 and/or section 278 agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works within the adopted highway.

3. **Bats:**

Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during the development all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed as a protected species license may be required.

4. **Invasive species:**

It is an offence under the Wildlife & Countryside Act 1981 (as amended) to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

5. **United Utilities:**

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. If the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change. Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/buildersdevelopers.aspx>

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

The applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Item Number: 5

Application Reference:	21/0788	Type of Application:	Householder Planning Application
Applicant:	Mr Hernon	Agent :	Architectural Services (NW) Ltd
Location:	40 BENTLEY DRIVE, KIRKHAM, PRESTON, PR4 2DR		
Proposal:	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 relates to the following plans:

- Location Plan - Drawing no. 1941.01
- Proposed Site, floor and elevation Plans Drawing no. 1941.02 Rev P1

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the construction of the approved development shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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

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