



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 23 May 2018
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Christine Akeroyd, Jan Barker, Alan Clayton, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas
<b>Other Members Present:</b>	Councillors Karen Henshaw, Susan Fazackerley, Edward Nash
<b>Officers Present:</b>	Andrew Stell, Mathew Taylor, Clare Lord, Lyndsey Lacey- Simone
<b>Members of the Public:</b>	Approx 26 members of the public were in attendance during the course of the day.

### 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.

Councillor Edward Nash who was in attendance at the meeting declared a personal interest in planning application 17/0762 relating to St Annes Hebrew Congregational Synagogue and spoke in support of the matter under the public speaking part of the agenda.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 18 April 2018 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council Procedure Rule 23(a):

Councillor Alan Clayton for Councillor Heather Speak.

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.

Councillor Liz Oades left the meeting prior to the discussion and voting on planning application nos: 18/0335, 17/1018, 18/0043, 18/0240, 18/0267, 18/0068, 18/0206 and item 5 on the main part of the agenda.

Councillor Christine Akeroyd left the meeting prior to the discussion and voting on planning application nos: 18/0068, 18/0206 and item 5 on the main part of the agenda.

Councillors Alan Clayton and Ray Thomas left the meeting prior to the discussion and voting on item 5 (Unauthorised Advertising Action Plan) on the main part of the agenda.

5. Unauthorised Advertising Action Plan

The Chairman invited Clare Lord (Legal Officer) to introduce the report. In doing so, Mrs Lord advised that at the February meeting, the committee received a report setting out the results of a consultation exercise regarding unauthorised outdoor advertising. The committee agreed to authorise the preparation of an initial action plan which would focus advertising enforcement activity on A-boards within the main urban areas and main roads of the borough.

A copy of a draft initial action plan was included as an appendix to the report for approval.

Following consideration of this matter, it was RESOLVED: to approve and adopt the draft action plan (as appended to the report) to guide the council's enforcement activities concerned with unlawful advertising.

Information Items

6. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 6 April and 11 May 2018.

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# Planning Committee Minutes

## 23 May 2018

Item Number: 1

<b>Application Reference:</b>	16/0621	<b>Type of Application:</b>	Discharge of Conditions
<b>Applicant:</b>	Mill Farm Ventures	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM SPORTS VILLAGE, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
<b>Proposal:</b>	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITIONS ON PLANNING PERMISSION 13/0655 RELATING TO CONDITION 11- MAINTENANCE OF THE COMMUNAL AREAS, CONDITION 33- CAR PARK MANAGEMENT PLAN, CONDITION 34 - AFC FYLDE EVENT MANAGEMENT PLAN, CONDITION 34 - TRAFFIC MANAGEMENT PLAN AND CONDITION 46 - HOURS OF OPERATION		

### Decision

Discharge of Conditions: - Refused

### Reason

1. The Car Parking Management Strategy (Ref: MF/TMP/Version 3.6) fails to meet the requirements of condition 33 of Planning Permission 13/0655 relating to a Car Parking Management Strategy for the Mill Farm Site, or the requirements of condition 34 of Planning Permission 13/0655 relating to an Event and Traffic Management Plan for the Mill Farm Stadium which is in use for AFC Fylde first team home games, and so is inadequate to allow the details of those conditions to be discharged. The reason for this is due to:
  - The calculation of the number of spaces required on site is not undertaken by a robust analysis of the actual operation of the Stadium or its potential capacity, or by the number and nature of trips to the site. As a consequence, the level of spaces provided on site underestimates the number required;
  - The overall level of parking provided on site is inadequate, and as a consequence there is an unacceptable degree of parking on the surrounding streets leading to undue impact on residential amenity through congestion and inconsiderate parking;
  - The long-term availability of the on-site parking areas that are provided is uncertain and so it is possible that the existing unacceptable situation could be exacerbated should some of these parking areas cease to become available for use during AFC Fylde games;
  - The management of off-site parking is reliant on traffic management arrangements such as the coning of some streets that are ineffective in preventing parking on them and are legally unenforceable;
  - The submitted Car Parking Management Strategy fails to provide an effective review mechanism in the event that there is a material change in the availability of parking within the Mill Farm site to support AFC Fylde games, or the demand for that parking increases due to an increase in home attendance figures or the future expansion of the Stadium; and
  - The overspill parking area to the north of the Mill Farm site has not been provided and the Car Parking Management Strategy confirms that there is no intention for it to be provided in the foreseeable future. This contributes to the shortage of on-site parking.

Accordingly the proposal fails to comply with Policy TR9 of the Fylde Borough Local Plan, and criterion d of Policy GD5 and criterion p of Policy GD7 of the Submission Draft Fylde Local Plan to 2032.

**Item Number:** 2

<b>Application Reference:</b> 17/0690	<b>Type of Application:</b> Full Planning Permission
<b>Applicant:</b> Mill Farm Ventures	<b>Agent :</b> PWA Planning
<b>Location:</b> MILL FARM SPORTS VILLAGE, CORONATION WAY, MEDLAR WITH WESHAM	
<b>Proposal:</b> CHANGE OF USE OF SECOND FLOOR OF MAIN STAND TO USE AS A 19 BEDROOM HOTEL (USE CLASS C1) WITH ASSOCIATED ALTERATIONS TO EXTERIOR OF STAND	

### **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 -5949 -L100
- Existing and proposed site plan – 5949 -L101
- Proposed window details – 5949-L108
- Proposed second floor plan 5949-L103

Reason: To provide clarity to the permission.

3. That prior to the first use of the second floor area as a hotel the 20 parking spaces indicated on the site plan approved under condition 2 of this planning permission shall be made available for the use of patrons at the hotel. These spaces shall remain available at all times thereafter other than when there is inadequate demand from hotel guests for their use when they are to be made available to help meet the parking requirements of other activities on the wider Mill Farm site.

Reason: To ensure that an appropriate level of parking is made available for the hotel use, but that this parking is available for other site activities if needed.

**Item Number:** 3

<b>Application Reference:</b>	17/0762	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Mr Pinkus	<b>Agent :</b>	Firth Associates Ltd
<b>Location:</b>	ST ANNES HEBREW CONGREGATIONAL SYNAGOGUE, ORCHARD ROAD, LYTHAM ST ANNES, FY8 1PJ		
<b>Proposal:</b>	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING SYNAGOGUE AND ERECTION OF REPLACEMENT SINGLE STOREY SYNAGOGUE, 3 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 this permission shall

accord with the outline permission insofar as it relates to the scale, layout and external appearance of the development and the means of access to it.

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

Reason: To ensure that the apartments 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 apartments being constructed independently of the replacement synagogue without alternative community provision first having been made in accordance with the requirements of policies GP2, CH1 and DH1 of the Saint Anne's on the Sea Neighbourhood Development Plan 2016-2031, SLP policies HW2 and ENV5, and the National Planning Policy Framework.

6. Notwithstanding any description of materials in the application and the requirements of condition 4 of this permission, no above ground works 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 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 policies CF1 and HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 4 of this permission, no above ground works shall take place until details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (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 hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policies CF1 and HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - Human health;
  - Property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;

- Adjoining land;
  - Groundwaters and surface waters;
  - Ecological systems; and
  - Archaeological sites and ancient monuments.
- (iii) An appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

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

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

9. No development 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 a competent person or persons/organisation 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 Council Local Plan to 2032 (Submission Version) policy ENV5 and the National Planning Policy Framework.

10. Notwithstanding the requirements of condition 9 of this permission, no development 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 building(s) 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 building(s) 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 Borough Local Plan (As Altered) October 2005 policy EP7, Fylde Council Local Plan to 2032 (Submission Version) policy ENV5 and the National Planning Policy Framework.

11. No above ground works shall take place 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 Borough Local Plan (As Altered) October 2005 policies CF1 and HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

12. Within three months of development first taking place, a scheme for the provision of a bin store for the development shall be submitted for the written approval of the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store. 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 the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies CF1 and HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

13. No above ground works 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:

- (i) Separate systems for the disposal of foul and surface water;
- (ii) 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;



- (iii) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- (iv) 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 Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) 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, 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) Measures to control the emission of dust and dirt during construction;
  - e) 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.

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

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP27, policy CL1 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

**Informative notes:**

1. 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 Paragraphs 186-187 of the National Planning Policy Framework.
2. Highways:

For the purposes of condition 10 of this permission, the applicant is advised that the minimum dimensions required for a parking space are 4.8 metres in length and 2.4 metres in width. A minimum of 6 metres of manoeuvring space is also required to the rear of a parking space to allow safe entry and exit.

**Item Number:** 4

<b>Application Reference:</b>	17/0968	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Abbey Homes (NW) Ltd	<b>Agent :</b>	Pce Designs Ltd
<b>Location:</b>	FORMER PIGGERIES, POOLSIDE, FRECKLETON		
<b>Proposal:</b>	ERECTION OF 3 DETACHED RESIDENTIAL DWELLINGS		

### Decision

Full Planning Permission: - Application Deferred

### Reason

1. Defer the decision on the application pending receipt of additional information from the applicant regarding the measures to be taken to minimise the risk of harm to the ecological designations in the vicinity of the site, the consultation with appropriate consultees on that information, and the consideration of this through an informed Appropriate Assessment of the development.

**Item Number:** 5

<b>Application Reference:</b>	17/1006	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	RCA Developments Ltd.	<b>Agent :</b>	Croft Goode Limited
<b>Location:</b>	FORMER RAILWAY PLATFORM / LAND OFF BACK GLEN ELDON ROAD AND ST ANNES ROAD EAST, LYTHAM ST ANNES, FY8 2		
<b>Proposal:</b>	ERECTION OF ONE THREE STOREY BUILDING (NO.6 UNITS) AND ONE TWO STOREY BUILDING (NO.4 UNITS) PROVIDING A TOTAL OF 10 FLATS, WITH ACCESS FROM BACK GLEN ELDON STREET AND ST ANNES ROAD EAST WITH PARKING AND LANDSCAPING		

### Decision

Full Planning Permission: - Granted

### Conditions and Reasons

1. The development must be begun not later than the expiration of three years 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 - 17-2257-EX001 Rev A
- Proposed Site Layout - 17-2257-PN001 Rev B
- Proposed Building A Plans and Elevations - 17-2257-PN101 Rev B
- Proposed Building B Plans & Elevations - 16-2231-PN102 Rev D

Supporting Reports:

- Design and Access Statement - 17-2257-PN901 (Prepared by Croft Goode Architects)
- Contaminated Land Phase One Desk Study (Prepared by Martin Environmental Solutions. Dated October 2017)
- Environmental Report - GS-4338606 (Prepared by Groundsure Location Intelligence)
- Ecological Advice Note: Land off Back Glen Eldon Road, Lytham St Annes - BOW20/297 (Prepared by Bowland Ecology)

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

3. Notwithstanding any denotation on the approved plans samples of all the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development as required by Policy HL2 of the Fylde Borough Local Plan.

4. Prior to the commencement of development a scheme for the disposal of foul and surface water for the entire 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 and shall drain away from the railway line. 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. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: In order to ensure adequate and proper drainage of the site.

5. The access, turning and parking areas shall be carried out in accordance with the approved details shown on submitted plan ref: 17-2257-PN001 Rev B prior to the first occupation of any of the residential units, with those areas thereafter retained available for the parking of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area as required by Policy HL2 of the Fylde Borough Local Plan.

6. Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

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

7. Notwithstanding any denotation on the approved plans details of all boundary treatments

(including the cycle store and bin store), including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. The boundary treatment running parallel with the railway line shall be trespass proof. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure a satisfactory standard of development and to ensure there is no adverse impact to the adjacent railway network.

8. The recommendations outlined on page 16 of the submitted "*Contaminated Land Phase One Desk Study*" prepared by Martin Environmental Solutions (dated October 2017) shall be implemented in full. Should contamination be found on the site works shall cease and the Local Planning Authority shall be notified in writing. A new remediation strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the recommencement of works on site.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

9. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. The identification of the site access for construction traffic
- b. Times of construction activity at the site
- c. Times and routes of deliveries to the site
- d. The parking of vehicles of site operatives and visitors
- e. Loading and unloading of plant and materials
- f. Storage of plant and materials used in constructing the development
- g. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction
- j. A scheme for recycling/disposing of waste resulting from demolition and construction works
- k. Nature/type of machinery to be used in both construction and demolition
- l. The location of any scaffolding used for the development that is to be within 10m of the boundary with the railway network

Reason: To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses given the proximity to residential properties and the equestrian use.

10. No works shall be undertaken until a walkover survey of the site has taken place in order to establish the presence of protected species and the results submitted in writing to the local planning authority. Should the presence of any protected species be identified, a mitigation and phasing scheme for demolition and construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout the construction of the dwelling.

Reason: To ensure adequate protection to protected species.

11. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, hard surfacing materials, minor artefacts and street furniture, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and

written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

12. The whole of the landscape works, as approved in condition 11, 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.

13. Prior to the commencement of development details of acoustic mitigation for the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the units shall comply with the following:

Specific Environment	Critical Health Effect(s)	L <sub>Aeq</sub> [dB]	L <sub>AFmax</sub> [dB]
Outdoor living area	daytime and evening	50	-
Dwelling, indoors	Speech intelligibility and moderate annoyance, daytime and evening	35	-
Inside bedrooms	night-time (23.00 –07.00)	30	45
<i>Inside bedrooms *</i>	<i>Sleep disturbance, evenings (19.00-23.00)</i>		<i>45*</i>
Outside bedrooms	Sleep disturbance, window open (outdoor values), night-time (23.00 –07.00)	45	60
<i>Outside bedrooms*</i>	<i>Sleep disturbance, window open (outdoor values), evenings (19.00-23.00)</i>		<i>60*</i>

The mitigation measures shall be implemented in full prior to the first occupation of the units.

Reason: To ensure a satisfactory level of amenity for the occupiers of the development.

**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.
2. The developer is to submit directly to Network Rail, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational railway infrastructure. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer. The applicant /developer should submit the RAMs directly to: [AssetProtectionLNWNorth@networkrail.co.uk](mailto:AssetProtectionLNWNorth@networkrail.co.uk)
3. The plan above shows that the land proposed for the development is subject to a demarcation agreement (DA 3282/RT) – therefore in addition to any planning consent the applicant will need to agree the proposal with Network Rail – details should be submitted to [OperationalPropertyLNW@networkrail.co.uk](mailto:OperationalPropertyLNW@networkrail.co.uk)

**Item Number: 6**

<b>Application Reference:</b>	17/1018	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Mayman	<b>Agent :</b>	PINDER DAWSON ASSOCIATES
<b>Location:</b>	57-69 POULTON STREET, KIRKHAM, PRESTON, PR4 2AJ		
<b>Proposal:</b>	DEMOLITION OF EXISTING COACH HOUSE AND ERECTION OF 2NO. SEMI-DETACHED DWELLINGHOUSES		

### 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, and Proposed Plans & Elevations - Dwg no. 0490/17, dated August 2017 and received by the local planning authority on 11 April 2018.

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works 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 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. Prior to the commencement of development a scheme for the construction and phasing of footpath reinstatement across the whole site frontage to Marsden Street shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be implemented in accordance with the agreed phasing.

Reason: In order to provide a suitable highway condition for pedestrians passing the site in accordance with Policy GD7 of the Fylde Local Plan to 2032.

5. Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority. The TMA 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.

Reason: 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.

**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

<b>Application Reference:</b>	18/0043	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	JK Beardsworth Limited	<b>Agent :</b>	MCK Associates Limited
<b>Location:</b>	HIGH MEADOWS, LOWER LANE, FRECKLETON, PRESTON, PR4 1TS		
<b>Proposal:</b>	ERECTION OF 11 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, PARKING, GARDENS, LANDSCAPING AND FENCING.		

**Decision:**

The determination of the application was delegated to the Head of Planning and Housing on the following basis:

- 1) That in accordance with the Town and Country Planning (Consultation) (England) Direction 2009 the Secretary of State is informed that the Local Planning Authority is minded to approve the application.
- 2) Subject to the Secretary of State not calling the application that planning permission be granted subject to the completion of a Section 106 agreement in order to secure the following, with the agreement expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority:
  - Provision, retention and operational details for 30% (rounded down to the nearest whole number i.e. three) of the proposed dwellings to be affordable properties; and
  - A financial contribution of up to £11,000 towards enhancing off site public open space provision.
- 3) 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 / consent relates to the following details:

Approved plans:

- Location Plan - 17-130 L-001
- Site layout plan 17-130 S-001 Rev A
- Enclosures plan - 17-130 S-002 Rev A
- Materials plan - 17-130 S-003 Rev A
- House type A - 17-0130
- House type Bungalow 17-0130



- House type C brickwork and render 17-130
- House type D brickwork and render 17-0130
- House type F 17-130
- House type G 17-130
- Proposed garages - 17-130 G-001
- Brick Wall detail S-W01
- Enclosures details 17-0130 S-004
- Site access plan - A106755-P001 REV C

Supporting Reports:

- Design and Access Statement
- Planning Statement
- Drainage Strategy
- Ecological Appraisal
- Transport Statement

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall materials and cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any development. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development to comply with Policy HL2 of the Fylde Borough Local Plan.

4. No development shall take place until details of a Construction Management Plan for the highway construction of the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with (LCC) Highways, and be adhered to throughout the construction period. The Plan shall provide for:-
  - a. The parking of vehicles of site operatives and visitors;
  - b. Loading and unloading of plant and materials used in the construction of the development;
  - c. Storage of such plant and materials;
  - d. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used.
  - e. 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).
  - f. Routes to be used by 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.

Reasons: In the interest of highway safety; to reduce the impact of development on the surrounding highway; to ensure a satisfactory appearance and safety of the highways infrastructure serving the approved development; and safeguarding the visual amenities of the locality.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The off-site highway works to include:
  - a. A new street lighting system from lighting column 9 Lower Lane to a point south of the existing access to "High Meadow"
  - b. Changes to the existing speed limits to the new street lighting column at the south of "High Meadow"
  - c. The 2m and 1.4m wide footpath provision as shown on drawing A106775P001 rev C "Proposed Site Access".

The approved schemes shall be implemented in full prior to first occupation of any of the dwellings hereby approved.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site, and that these works are then implemented to provide safe access arrangements that accord with Policy HL2 of the Fylde Borough Local Plan.

6. Prior to the commencement of any development on site full details of the proposed construction of the internal access road, including its materials and the phasing of construction and completion, together with the proposed arrangements for the future ownership, management and maintenance of the access road has been submitted to and approved by the local planning authority. The access road shall thereafter be constructed and maintained in accordance with the approved details unless an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established, the details of which have been provided to the Local Planning Authority.

Reason: To ensure the access road is appropriately constructed and maintained.

7. No trees, hedgerow or scrub shall be removed from the site unless otherwise agreed in writing with the Local Planning Authority. If any removal is approved no tree felling, vegetation clearance works or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.

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

8. No works shall commence until full details of bat and bird roosting opportunities to be installed within the re-developed site have been submitted and approved in writing by Fylde Borough Council. Approved details shall be implemented in full in accordance with a phasing schedule that is approved as part of the submitted details for this condition.

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

9. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services as

applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

10. 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.

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

11. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

12. Prior to the commencement of any development, 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

13. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or,

management and maintenance by a resident's management company; and

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development

14. The garages shown within the development hereby approved shall be used as a private garage and for the purpose ancillary to the use of the existing dwellinghouse within its curtilage only, and not for any trade or business under any circumstances.

Reason: To safeguard the amenities of the neighbourhood.

15. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A, B, C, D, E, and F of the Town and Country Planning (General Permitted Development)(England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.

**Informative notes:**

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
  - Visiting [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and following the links after searching 'Vehicle Crossings'
  - telephoning the Area Manager South 01772 538560
  - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

- Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
- Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
- Securing revised plans during the course of the application which have overcome initial problems

**Item Number: 8**

<b>Application Reference:</b>	18/0068	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr R Fryars	<b>Agent :</b>	J Wareing and Son Ltd
<b>Location:</b>	SUMMERER FARM, WEETON ROAD, SINGLETON, POULTON-LE-FYLDE, FY6 8NQ		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL BUILDING TO HOUSE CATTLE.		

### 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:

- Location Plan - 'Bing Maps'
- Proposed floor and elevation plans - drawing no. P6104-01
- Design and access statement - Jonathan Lace (January 2018)

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

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

Reason: In the interests of preserving the visual amenity of this Countryside area as required by Policy SP2 and EP11 of the Fylde Borough Local Plan

### Informative notes:

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

environmental conditions of the area

**Item Number: 9**

<b>Application Reference:</b>	18/0081	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr O'Connor	<b>Agent :</b>	ASL
<b>Location:</b>	2 MARGATE ROAD, LYTHAM ST ANNES, FY8 3EG		
<b>Proposal:</b>	PROPOSED REPLACEMENT DORMERS TO SIDE ELEVATIONS		

**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, and Proposed Plans & Elevations - Dwg no. 17.130.02 Rev P2
- Proposed section drawing - Dwg No. AJP1, received by the LPA on 08 May 2018.

Reason: To provide clarity to the permission.

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

To ensure visual harmony in respect of the overall development.

4. Notwithstanding any denotation on the approved drawings the window in the approved northern dormer facing onto No.8 Folkestone Road shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

**Informative notes:**

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

**Item Number: 10**

<b>Application Reference:</b>	18/0206	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Coombes	<b>Agent :</b>	WBD
<b>Location:</b>	82 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH		
<b>Proposal:</b>	CHANGE OF USE FROM FORMER OPTICIANS (CLASS A1) TO PRIVATE HIRE OFFICE (SUI GENERIS) FOR PRIVATE TAXIS AND CHAUFFEUR ADMIN OFFICE, INCLUDING A SINGLE STOREY REAR EXTENSION		

**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 and Proposed Plans & Elevations - Dwg no. 101, dated 23 January 2018

Reason: To provide clarity to the permission.

3. The premises shall be used as offices in connection with a private taxi hire business only and shall only be open to visiting members of the public between 0800 hours and 1800 hours daily.

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

**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:** 11

<b>Application Reference:</b>	18/0240	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	BDW TRADING LTD TRADING AS BARRATT HOMES MANCHESTER	<b>Agent :</b>	
<b>Location:</b>	FORMER GEC MARCONI SITE, MILL LANE, BRYNING WITH WARTON		
<b>Proposal:</b>	MINOR MATERIAL AMENDMENT TO RESERVED MATTERS APPROVAL 15/0706 FOR SUBSTITUTION OF HOUSE TYPES ON 8 PLOTS (NOS. 84, 85, 94, 95, 102, 103, 149 AND 150)		

### Decision

Variation of Condition:- Granted

### Conditions and Reasons

1. This permission relates to the following plans:

Drawing no. 439/SL/01A – Site location plan.  
 Drawing no. 439\_PL\_01 Rev T – Planning layout  
 Drawing no. 439/HLL/01 Rev L – Hard landscaping layout.  
 Drawing no. 439\_BT\_01 Rev L – Boundary treatment.  
 Drawing no. 439\_MS\_01 Rev L – Materials schedule.  
 Drawing no. 439\_RL\_01 Rev K – Refuse layout.  
 Drawing no. 1196-005F – Soft landscape general layout.  
 Drawing no. 01 – Folkestone Classic (End).  
 Drawing no. 01 – Queensville Classic (End).  
 Drawing no. 01 – Hawley (End).

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings hereby approved shall be constructed in accordance with the materials indicated on drawing no. 439-MS-01 Rev L.

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.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the boundary treatments to each plot shall be constructed in accordance with the details (including their siting, height, materials and design) indicated on drawing no. 439\_BT\_01 Rev L before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to provide adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for each plot shown on drawing no. 1196-005F shall be implemented during the first planting season after the dwelling on each associated plot is substantially completed. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve satisfactory provision of landscaping and adequate private garden space for the dwellings in accordance with the requirements of Fylde Borough Local Plan policies HL2 and HL4, and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaped areas (including parking spaces) for each plot shall be constructed in accordance with the details shown on drawing no. 439/HLL/01 Rev L and made available for use before the dwelling on each associated plot is first occupied. The duly constructed parking spaces shall be retained as such thereafter for the parking of vehicles.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to ensure a satisfactory surface treatment to car parking areas in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

6. No more than 240 dwellings within the development hereby approved (which includes all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550) shall be occupied prior to the completion and permanent opening of the vehicular access from the proposed Spine Road to the Enterprise Zone at BAE Systems, Warton.

Reason: In order that the developer delivers essential off-site highway infrastructure improvements in the interests of the capacity and safety of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

**Informative notes:**

1. For the avoidance of doubt, the trigger of “no more than 240 dwellings” referred to in condition 6 of this approval shall include all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550 (including any

variations to those reserved matters approvals made under S73 of the Town and Country Planning Act 1990).

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

**Item Number: 12**

<b>Application Reference:</b>	18/0267	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	BDW TRADING LTD TRADING AS BARRATT HOMES MANCHESTER	<b>Agent :</b>	
<b>Location:</b>	FORMER GEC MARCONI SITE, MILL LANE, BRYNING WITH WARTON		
<b>Proposal:</b>	MINOR MATERIAL AMENDMENT TO RESERVED MATTERS APPROVAL 13/0786 FOR SUBSTITUTION OF HOUSE TYPES ON 51 PLOTS		

**Decision**

Variation of Condition:- Granted

**Conditions and Reasons**

1. This permission relates to the following plans:

Drawing no. 439/SL/01B – Site location plan.  
Drawing no. 439\_PL\_01B Rev T – Planning layout  
Drawing no. 439/HLL/01 Rev L – Hard landscaping layout.  
Drawing no. 439\_BT\_01 Rev L – Boundary treatment.  
Drawing no. 439\_MS\_01 Rev L – Materials schedule.  
Drawing no. 439\_RL\_01 Rev K – Refuse layout.  
Drawing no. 1196-005F – Soft landscape general layout.  
Drawing no. 01 – Buchanan Classic (Det).  
Drawing no. 01 – Ennerdale Classic (Det).  
Drawing no. 01 – Alderney Classic (Det).  
Drawing no. 01 – Eskdale Classic (Det).  
Drawing no. 01 – Halton Classic (Det).  
Drawing no. 01 – Hawley (End).  
Drawing no. 01 – Queensville Classic (End).  
Drawing no. 01 – Queensville Classic (Mid).  
Drawing no. 01 – Folkestone Classic (Det).  
Drawing no. 01 – Folkestone Classic (End).  
Drawing no. 01 – Folkestone Classic (End-Side).  
Drawing no. 01 – Washington Classic (End).  
Drawing no. 01 – Washington Classic (Mid).  
Drawing no. 01 – Barton Classic (End).  
Drawing no. 01 – Barton Classic (Mid).

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings hereby approved shall be constructed in accordance with the materials indicated on drawing no. 439\_MS\_01 Rev L.

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.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the boundary treatments to each plot shall be constructed in accordance with the details (including their siting, height, materials and design) indicated on drawing no. 439\_BT\_01 Rev L before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to provide adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for each plot shown on drawing no. 1196-005F shall be implemented during the first planting season after the dwelling on each associated plot is substantially completed. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve satisfactory provision of landscaping and adequate private garden space for the dwellings in accordance with the requirements of Fylde Borough Local Plan policies HL2 and HL4, and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the hard landscaped areas (including parking spaces) for each plot shall be constructed in accordance with the details shown on drawing no. 439/HLL/01 Rev L and made available for use before the dwelling on each associated plot is first occupied. The duly constructed parking spaces shall be retained as such thereafter for the parking of vehicles.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to ensure a satisfactory surface treatment to car parking areas in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

6. No more than 240 dwellings within the development hereby approved (which includes all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550) shall be occupied prior to the completion and permanent opening of the vehicular access from the proposed Spine Road to the Enterprise Zone at BAE Systems, Warton.

Reason: In order that the developer delivers essential off-site highway infrastructure improvements in the interests of the capacity and safety of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

7. Surface water run-off from the development shall be managed in accordance with the conclusions of the Flood Risk Assessment (FRA) prepared by SCP dated December 2013 and referenced JGM/12535/FRA/1 and the site shall include at least 25m<sup>2</sup> of permeable paving within the driveways of each dwelling as recommended in the e-mail dated 9 January 2014 from SCP to the Environment Agency unless an alternative scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that measures are put in place to attenuate the rate of surface water runoff from the site in order to minimise the risk of flooding in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the communal areas of the site, the areas of public open space and any other areas that are not part of the domestic curtilage to any dwelling shall hereafter be maintained in accordance with the details permitted as part of approval of details reserved by condition application 15/0853.

Reason: To ensure the on-going maintenance and management of the areas of public open space within the site in the interests of the character of the area and the amenity of the occupiers of the development in accordance with the requirements of Fylde Borough Local Plan policy TREC17.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, foul and surface water from the site shall be disposed of in accordance with the details permitted as part of approval of details reserved by condition application 15/0853. The duly installed foul and surface water drainage systems shall thereafter be maintained and managed in accordance with the scheme permitted as part of application 15/0853.

Reason: To ensure satisfactory disposal of foul and surface water from the development and to minimise the risk of flooding and pollution in accordance with the requirements of Fylde Borough Local Plan policy EP25 and the National Planning Policy Framework.

**Informative notes:**

1. For the avoidance of doubt, the trigger of “no more than 240 dwellings” referred to in condition 6 of this approval shall include all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550 (including any variations to those reserved matters approvals made under S73 of the Town and Country Planning Act 1990).
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

**Item Number: 13**

<b>Application Reference:</b> 18/0335	<b>Type of Application:</b> Full Planning Permission
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<b>Applicant:</b>	Mr S Hemingway	<b>Agent :</b>
<b>Location:</b>	LYTHAM GREEN, EAST BEACH, LYTHAM ST ANNES	
<b>Proposal:</b>	INSTALLATION OF UNDERGROUND FIBRE OPTIC CABLING, 50MM RIGICOIL DUCTING BETWEEN 5NO. CENTURION ACCESS CHAMBERS AND 1NO STREET CABINET TO PROVIDE WIFI INFRASTRUCTURE.	

## Decision

That the authority to determine the application be delegated to the Head of Planning and Housing with that decision made following the conclusion of the statutory consultation period and the consideration of any comments that are received.

In the event that the Head of Planning and Housing decides to grant permission it shall be subject to the following conditions and reasons:

## 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:

- Cabinet plan - 650X650-2OU- CABINET
- Infrastructure plan - MGP/LYT/18/005
- Planning outline UG works - MGP/LYT/18/005
- Inspection chambers

### Supporting Reports:

- Planning Statement
- Declaration of Conformity

Reason: To provide clarity to the permission.

3. Within one month of completion of the works the site shall be restored to its former state. Restoration of the site shall include the removal of all machinery, plant and any other items used in the construction of the development and the regrading and replacement of soil to the existing levels and contours. The land should then be cultivated and seeded to ensure the final appearance is the same as the rest of Lytham Green.

Reason: To ensure that the site is satisfactorily restored

## Informative notes:

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

pre-application discussions with the applicant to try and find solutions to problems.