



# Minutes

## DEVELOPMENT MANAGEMENT COMMITTEE

<b>Date:</b>	Wednesday, 29 June 2016
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Julie Brickles, Michael Cornah, Neil Harvey, Angela Jacques, Linda Nulty, Kiran Mulholland, Liz Oades, Albert Pounder, Viv Willder
<b>Other Members:</b>	Councillors Jan Barker, David Donaldson, Cheryl Little, Sandra Pitman
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Kieran Birch, Clare Lord, Andrew Stell, Lyndsey Lacey-Simone
<b>Other Attendees:</b>	Approx. 6 members of the public were present during the course of the day.

### 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.

Councilor Linda Nulty declared a personal interest in planning application no 16/0065 relating to Mill Farm, Fleetwood Road, Medlar with Wesham.

### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 15 June 2016 as a correct record for signature by the Chairman.

### 3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Julie Brickles for Councillor Tony Ford.

Councillor Angela Jacques for Councillor Barbara Nash.

Councillor Viv Willder for Councillor Christine Akeroyd.

### Decision Items

#### 4. Development Management Committee

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

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

(The Vice-Chairman, Councillor Richard Redcliffe was in the chair during the consideration and voting on planning application nos: 16/0213 relating to 234 Clifton Drive South, Lytham St Annes, FY8 1NH and 16/0243 relating to the Show Beach Hut adjacent to the Mini Golf, South Promenade St Annes).

(Councillor Kiran Mulholland was not in attendance during the consideration and voting on planning application number 16/0121 relating to Kirkwood, Church Road, Treales).

### Information Items

#### 5. List of Appeals Decided

To note the appeal decision letters received during the period 12/05/2016 and 17/06/2016 (previously circulated).

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## Development Management Committee Minutes 29 June 2016

Item Number: 1

<b>Application Reference:</b>	16/0065	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Euro Garages Ltd	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM, FLEETWOOD ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3HD		
<b>Proposal:</b>	PROPOSED ERECTION OF 4 PUMP PETROL FILLING STATION INCLUDING SINGLE STOREY RETAIL BUILDING (CLASS A1), CANOPY, PARKING AREA AND ASSOCIATED WORKS. ERECTION OF SINGLE STOREY BUILDING PROVIDING 'DRIVE THRU' RESTAURANT (CLASS A3) AND ASSOCIATED WORKS INCLUDING CAR PARKING.		

### 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:

1. Proposed site plan (drawing no. 1454-P-102-C)
2. Proposed KFC drive thru plans and elevations (drawing no. 1454-P-104.A)
3. Proposed petrol station plans and elevations (drawing no. 1454-P0103.A)
4. Existing site plan (drawing no. 1454-P-101)
5. Site location plan (drawing no. 1454-P-105)
6. Planting plan (drawing no. 3403 01)

Except where modified by the conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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

- 3 Prior to the commencement of development full details of the type and location of facilities to be used to clean the wheels of vehicles before leaving the site shall be submitted to and approved in writing with the Local Planning Authority. The approved facilities shall be used

throughout the construction period of the development hereby approved.

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

- 4 The car parking and cycle spaces to serve the development hereby approved shall be surfaced, demarcated and made available for use prior to the operation of the petrol station and drive thru restaurant, unless otherwise agreed in writing with the Local Planning Authority. The car park shall then be available at all times whilst the site is occupied.

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

- 5 The drive thru restaurants hereby approved shall only be open to public between the hours of 06:00 and 23:30 on any day.

Reason: To safeguard residential amenity.

- 6 The Petrol filling station pumps and kiosk hereby approved shall only be open to public between the hours of 06:00 and 23:30 on any day.

Reason: To safeguard residential amenity.

- 7 The whole of the landscape works, as approved and shown on plan 3403 01 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.

- 8 Foul and surface water shall be drained on separate systems.

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

- 9 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.

- 10 Prior to the commencement 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:

1. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
2. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

- 11 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision B. 15th April 2014 / PSA Design Ltd and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated to existing greenfield rates by the so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Provision of compensatory flood storage
3. Demonstration within the FRA that the improvement/protection and maintenance of existing flood defences will be provided.
4. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.

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Reason

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
3. To ensure the structural integrity of existing <and proposed> flood defences thereby reducing the risk of flooding.
4. To ensure safe access and egress from and to the site.
5. To reduce the risk of flooding from blockages to the existing culvert (s).
6. To reduce the risk of flooding to the proposed development and future occupants.

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

Reasons

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

- 13 All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

Reason

1. To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate.
2. To prevent a flood risk during the construction of the development

- 14 Prior to the commencement of development full details of the odour extraction and abatement system and materials shall be submitted to the Local Planning Authority and approved in writing.

Reason: In order to protect residential amenity.

- 15 Prior to the commencement of any surfacing work on site details of the materials proposed for all hard surfaced areas of the site (supported with samples where appropriate ) shall be submitted to the Local Planning Authority for approval. Only materials which are subsequently approved shall be used either during the initial works or in any repairs/replacements to the surfaces.

In the interests of visual amenity and to contribute to the overall quality of the development.

**Item Number: 2**

<b>Application Reference:</b>	16/0074	<b>Type of Application:</b>	Change of Use
<b>Applicant:</b>	Lytham Wine Company	<b>Agent :</b>	Firth Associates Ltd
<b>Location:</b>	2 + 3 MARKET HALL, MARKET SQUARE, LYTHAM ST ANNES, FY8 5LW		
<b>Proposal:</b>	CHANGE OF USE OF EXISTING RETAIL UNIT TO MIXED USE AS BAR (CLASS A4) / RETAIL UNIT (CLASS A1). REPLACEMENT OF WINDOWS TO FRONT WITH DOORS AND REPLACEMENT WINDOW TO SIDE		

**Decision**

Change of Use :- Granted

**Conditions and Reasons**

- The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 3 February 2016, including the following plans:

LWC/001 - Location plan  
LWC/010 - Site plan  
LWC/110 - Proposed Layout  
LWC/310 Rev A - Proposed elevation  
LWC/311 Rev A - Proposed elevation  
MH/01 - Internal elevation A  
MH/02 - Internal elevation B  
MH/03 - Internal elevation C  
MH/04 - Internal elevation D  
MH/05 - Internal elevation E

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
- 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), the building shall be used for mixed Class A1 (retail) and Class A4 (drinking establishment) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) only, and for no other purpose including solely as either of the two approved uses.

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.
- That the external fore court area to the front of the premises shall only be used for the consumption of food and drink between the hours of 9am and 9pm on any day, with the internal area only open for customers between the hours of 8am and 11pm on any day..

In the interests of preserving the amenity of occupiers of neighbouring and nearby residential properties as required by Policy EP27 of the Fylde Borough Local Plan.

- 4 That the ground floor doors and any opening windows shall remain closed between the hours of 21.00 hours and 07.00 hours on every day of the week, except when in use to enter/exit the building.

Reason: To limit the opportunities for noise to escape from the building and so to safeguard the amenities of neighbouring residential properties.

- 5 That within one month of the date of this permission a scheme for the management of the refuse associated with the operation of the premises hereby approved shall be submitted to the local planning authority for its approval. The scheme shall include details of the siting, size, design and materials of any storage area that is proposed. The approved scheme shall be implemented within one month of its approval and then shall be maintained and operated in full accordance with the approved scheme at all times thereafter.

To provide an appropriate method for handling the refuse generated by the business whilst preserving the visual amenity of the area, the amenity of neighbouring dwellings, and the character of the listed building and conservation area.

**Informative notes:**

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

**Item Number: 3**

<b>Application Reference:</b>	16/0073	<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Lytham Wine Company	<b>Agent :</b>	Firth Associates Ltd
<b>Location:</b>	2 + 3 MARKET HALL, MARKET SQUARE, LYTHAM ST ANNES, FY8 5LW		
<b>Proposal:</b>	LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO BUILDING AS PART OF CHANGE OF USE INCLUDING REPLACEMENT WINDOWS / DOORS AND VARIOUS INTERNAL ALTERATIONS		

**Decision**

Listed Building Consent :- Granted

**Conditions and Reasons**

- 1 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 3 February 2016, including the following plans:



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LWC/001 - Location plan  
LWC/010 - Site plan  
LWC/110 - Proposed Layout  
LWC/310 Rev A - Proposed elevation  
LWC/311 Rev A - Proposed elevation  
MH/01 - Internal elevation A  
MH/02 - Internal elevation B  
MH/03 - Internal elevation C  
MH/04 - Internal elevation D  
MH/05 - Internal elevation E

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

**Informative notes:**

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

**Item Number: 4**

<b>Application Reference:</b>	16/0121	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr & Mrs Sheridan	<b>Agent :</b>	RS Design Consultancy
<b>Location:</b>	KIRKWOOD, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SH		
<b>Proposal:</b>	SINGLE STOREY REAR EXTENSION TO EXISTING DETACHED ANNEXE		

**Decision**

Householder Planning Application :- Granted

**Conditions and Reasons**

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

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

- 2 This consent relates to the following details:

Approved plans:

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7. Roof Plans, Site Location & Block Plan - PR-02
8. Proposed Plans and Elevations - PR-01 Rev B

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

- 3 The materials of construction and/or finish in respect of the extension(s) 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.

**Item Number: 5**

<b>Application Reference:</b>	16/0213	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Michael Walton	<b>Agent :</b>	
<b>Location:</b>	234 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1NH		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR ERECTION OF 800MM HIGH CLOSE BOARDED TIMBER FENCE ABOVE BOUNDARY WALL TO CLIFTON DRIVE SOUTH		

**Decision**

Full Planning Permission :- Refused

**Reason for refusal**

- 1 The fence is of a design, height, length, and position in relation to the property boundary that fails to reflect the established open character and soft landscaping of other properties along Clifton Drive South. As such it represents an intrusive form of development that causes harm to the street scene and the intended original character of the dwelling and its contribution to the streetscene. Accordingly the fence is contrary to criterion 1 of Policy HL5 of the adopted Fylde Borough Local Plan.

**Item Number: 6**

<b>Application Reference:</b>	16/0223	<b>Type of Application:</b>	Listed Building Consent
<b>Applicant:</b>	Mr Christian Clayton	<b>Agent :</b>	Alan Jones Chartered Surveyors
<b>Location:</b>	WHITE HOUSE, BALLAM ROAD, WESTBY WITH PLUMPTONS, LYTHAM ST ANNES, FY8 4NG		
<b>Proposal:</b>	LISTED BUILDING CONSENT FOR PROPOSED CONSERVATORY TO REAR		

**Decision**

Listed Building Consent :- Granted

**Conditions and Reasons**

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- 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:

9. Location Plan and proposed floor plans and elevations - drawing no. B16-1685.01

Supporting Reports:

10. Heritage and Impact statement - Alan Jones - June 2016  
11. Stability report - Peter Hodson - February 2011

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.

In the interests of visual amenity.

**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
- Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

**Item Number: 7**

<b>Application Reference:</b>	16/0233	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Sam Patterson	<b>Agent :</b>	Gary Hoerty Associates
<b>Location:</b>	LAND TO THE REAR OF WESTFIELD COTTAGE, MYTHOP ROAD, WEETON WITH PREESE		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL BUILDING FOR SHEEP DAIRY		

**Decision**

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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:

12. Location Plan drawing no. - Bra/635/2064/01
13. Site plan drawing no. - Bra/635/2069/02 REV A
14. Proposed floor and elevation plans - drawing no. Bra/635/2069/03

Supporting Reports:

15. Planning and design and access statement
16. Copy of draft tenancy agreement

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.

In the interests of visual amenity.

- 4 Landscaping shall be carried out in accordance with details shown on drawing no. Bra/635/2069/02 REV A. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved in writing by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in any event no later than the next available planting season.

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

- 5 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

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

**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

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work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
  3. Securing revised plans during the course of the application which have overcome initial problems
2. Network Rail requests that the developer submit a risk assessment and method statement (RAMS) for the proposal to the Network Rail Asset Protection Engineer once the proposal has entered the development and construction phase. The RAMS should consider all works to be undertaken within 10m of the operational railway (including the demolition works which should be undertaken by an approved contractor). We require reviewing the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at AssetProtectionLNWNorth@networkrail.co.uk to discuss the proposal and RAMS requirements in more detail.

A **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any site security, possession costs, asset protection costs, and site visits and any review and agreement of proposal documents.

**Item Number: 8**

<b>Application Reference:</b>	16/0238	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	KIRKHAM & WESHAM CRICKET CLUB	<b>Agent :</b>	Cardinal Support Serices
<b>Location:</b>	KIRKHAM & WESHAM CRICKET CLUB, WOODLANDS AVENUE, KIRKHAM, PRESTON, PR4 2JQ		
<b>Proposal:</b>	REMOVAL OF CONDITION NUMBER 4 ON PLANNING APPLICATION 5/88/0146 FOR CLUBHOUSE OPENING TIMES		

**Decision**

Variation of Condition :- Granted

**Item Number: 9**

<b>Application Reference:</b>	16/0239	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Fylde Coast YMCA	<b>Agent :</b>	MPSL Planning & Design
<b>Location:</b>	LAND EAST OF SEFTON ROAD, LYTHAM ST ANNES, FY8 1XF		
<b>Proposal:</b>	DEMOLITION OF EXISTING BUILDING AND ERECTION OF 12 ONE-BEDROOM APARTMENTS INCLUDING ASSOCIATED BIN/CYCLE STORE AND EXTERNAL LANDSCAPING		

**Decision**

Full Planning Permission :- Granted

### Conditions and Reasons

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

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

- 2 The apartments hereby approved shall be occupied and operated as affordable housing (as defined in Annex 2 of the NPPF or any future guidance that replaces it) or some other form of non-general market accommodation that has been agreed in writing with the Local Planning Authority.

Reason: To ensure affordable housing is retained in order to meet local need, and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of policy H4 of the Fylde Local Plan to 2032 (Revised Preferred Option) and the National Planning Policy Framework.

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: In the interests of visual amenity.

- 4 Prior to commencement of any development on site, full details of all hard surface treatments within the development shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be carried out prior to occupation of the residential units.

Reason: In the interests of visual amenity

- 5 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 15169/03/1 - Dated 01/03/16 which was prepared by REFA. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 9 l/s. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

- 6 Prior to the commencement 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. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

- 7       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.

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

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

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

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- 9 No development shall take place, nor any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. the identification of the site access for construction traffic,
  - b. the timing of the provision, and standard of construction, of the site access for construction traffic,
  - c. times of construction activity at the site,
  - d. times and routes of deliveries to the site,
  - e. the parking of vehicles of site operatives and visitors,
  - f. loading and unloading of plant and materials,
  - g. storage of plant and materials used in constructing the development,
  - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - i. wheel washing facilities, including details of how, when and where the facilities are to be used'
  - j. measures to control the emission of dust and dirt during construction,
  - k. measures to control the generation of noise and vibration during construction to comply with BS5228:2009
  - l. a scheme for recycling/disposing of waste resulting from demolition and construction works,

Reason: To ensure that the disturbance caused during the implementation of the permission is minimised so as to preserve the amenity of surrounding residents and minimise risks to highway safety.

- 10 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 29 January 2016, including the following plans:

- 17. Location plan 15087 LP-01 DH
- 18. Proposed site layout 15087 01 DH C
- 19. Boundary treatment details 15087 05slr
- 20. Bin/cycle store details 15087 04 dh/slr
- 21. Apartment floor plans and elevations 15087 02 DH C

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

- 11 The windows shown hatched on the apartment floor plan and elevation approved plan 15087 O2 DH C 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>	16/0243	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	St Annes Beach Huts Ltd	<b>Agent :</b>	
<b>Location:</b>	SHOW BEACH HUT ADJACENT MINI GOLF, SOUTH PROMENADE, LYTHAM ST ANNES		
<b>Proposal:</b>	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 12/0725 TO ALLOW DAYTIME RECREATIONAL USE OF SHOW BEACH HUT, AND REMOVAL OF CONDITION 3 TO ALLOW PERMANENT SITING OF SHOW BEACH HUT.		

**Decision**

Variation of Condition :- Granted

**Conditions and Reasons**

- 1 The beach hut hereby approved shall be used for daytime recreational use only and they shall at no time be occupied overnight or used for any other commercial purpose.  
  
Use of the beach hut for any other purposes than recreational uses, would be contrary to the provisions of the Fylde Borough Local Plan, as altered (October 2005) and would require separate consideration.
- 2 No fences, walls or other means of enclosures shall be erected under any circumstances, without prior consent of the Local Planning Authority.  
  
To retain the open aspect of the site and to avoid a cluttered appearance which would be detrimental to the visual amenity of the area.
- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015 as amended [or any other legislation that subsequently amends or replaces that Order], there shall be no alterations to the external appearance of the beach hut hereby approved without the prior written consent of the local planning authority.  
  
In order to ensure the proposed beach huts are of a harmonious appearance.

**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>	16/0250	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mrs JP Carter, Mrs J Callon	<b>Agent :</b>	Mr Kevin Callon
<b>Location:</b>	LAND AT KIRKHAM ROAD NORTH OF STRIKE FARM, KIRKHAM ROAD, FRECKLETON, PRESTON, PR4 1HR		
<b>Proposal:</b>	CREATION OF NEW VEHICULAR ACCESS TO FIELD OFF KIRKHAM ROAD.		

**Decision**

Full Planning Permission :- Granted

**Conditions and Reasons**

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

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

- 2 This permission relates to the following plans and supporting documents:

22. Proposed gate elevation
23. Location Plan - Land on the north-east side of Kirkham Road at scale 1:1250
24. Site Plan at scale 1:500
25. Letter to planning department from JP Carter and Mrs J Callon, dated 29 February 2016

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

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

- 3 The length of hedgerow removed to facilitate the installation of the approved access shall be no greater than 6 metres.

In the interests of preserving the contribution provided by the mature hedgerow to the visual amenity and character of this rural green belt location

**Item Number: 12**

<b>Application Reference:</b>	16/0345	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Paul Ratcliffe	<b>Agent :</b>	
<b>Location:</b>	LONGVIEW, DIVISION LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 5EB		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR SITING OF MOBILE HOME TO BE USED FOR STAFF REST ROOM		

**Decision**

Full Planning Permission :- Granted

**Conditions and Reasons**

- The static caravan hereby approved shall only be occupied as staff accommodation associated with the operation of the kennel facility on the adjacent land, and shall not be used as a unit of residential accommodation.

To ensure compliance with Policy SP3 which restricts inappropriate development in the green belt.
- The mobile home authorised by this permission shall be removed at the end of a period of three years from the date of this permission, or sooner in the event that the adjacent site shall cease to trade as kennels. Following the end of this period there shall be carried out such works as may be required for the reinstatement of the land to the satisfaction of the Local Planning Authority.

To enable the Local Planning Authority to retain full control over the open character of the green belt as required by Policy SP3 of the Fylde Borough Local Plan.

**Informative notes:**

- 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.