

Minutes

Development Management Committee



Date:	Thursday, 18 June 2015
Venue:	Town Hall, St Annes
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Alan Clayton, Maxine Chew, Peter Collins, Tony Ford, Neil Harvey, Angela Jacques, Barbara Nash, Linda Nulty, Albert Pounder.
Officers:	Paul Walker, Ian Curtis, Mark Evans, Kieran Birch, Clare Lord, Lyndsey Lacey, Stephen Smith
Members of the public:	9 members of the public were in attendance at 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 Nigel Harvey declared a personal interest in agenda item 4, application number 11/0221 in so far as he is Vice-Chair of the governing body of Lytham St Annes High School.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 10 June 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Elizabeth Oades

Councillor Maxine Chew for Councillor Kiran Mulholland

Councillor Angela Jacques for Councillor Michael Cornah

4. Development Management Matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) which set

out the various planning applications. A copy of the Late Observation Schedule was circulated at the meeting.

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

The Committee wished to place on record their thanks and appreciation to Mr Birch for his hard work in preparing the comprehensive report relating to Whyndyke Farm (planning application 11/0221).

(Councillor Richard Redcliffe was in the chair during consideration of agenda item 4- planning application no 15/0185)

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Development Management Committee Minutes

18 June 2015

Item Number: 1

Application Reference:	11/0221	Type of Application:	Outline Planning Permission
Applicant:	Whyndyke	Agent :	CA Planning
Location:	WHYNDYKE FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 4XQ		
Proposal:	OUTLINE APPLICATION FOR DEVELOPMENT OF 1400 RESIDENTIAL DWELLINGS, 20 HA OF CLASS B2 GENERAL INDUSTRIAL / CLASS B8 STORAGE AND DISTRIBUTION, CLASS D1 PRIMARY SCHOOL, TWO LOCAL NEIGHBOURHOOD CENTRES (CLASSES A1/A2/A3/A5), CLASS A4 DRINKING ESTABLISHMENT, CLASS D1 HEALTH CENTRE, CLASS D1 COMMUNITY BUILDING, VEHICLE ACCESS ONTO PRESTON NEW ROAD AND MYTHOP ROAD WITH ASSOCIATED ROAD INFRASTRUCTURE, CAR PARKING, PUBLIC OPEN SPACE, SPORTS PITCHES, ALLOTMENTS, THE RETENTION AND IMPROVEMENT OF NATURAL HABITATS, WATERCOURSE, PONDS, REED BEDS HEDGEROWS AND LANDSCAPING FEATURES.		

Decision

Outline Planning Permission:- Approved subject to the completion of a Section 106 agreement in order to secure:

- Provision, retention and operational details for 20% of the proposed dwellings to be affordable properties to be provided on site.
- A contribution of £900,000 towards off site affordable housing to Blackpool.
- £244, 000 contribution to proposed off site cycle links as referred in Tech Note 6 (Nov 2013)
- £20,000 contribution for traffic signals review for post scheme optimisation of Preston New Road Junction with Clifton Rd, Graham’s Cottage and Mythop Rd.
- £50,000 requirement of Blackpool Council towards Blackpool’s Variable Message Signing scheme to assist in offsetting traffic impact.
- £20,000 required to implement additional measures to deter routing of vehicles through Staining via the new Mythop Road access (signage, traffic calming and speed control).
- £30,000 towards Travel Plan support for Lancashire County Council (LCC). Blackpool Council to input and assist with monitoring.
- £210 per dwelling (£294,000 total) for Personalised Travel Planning – as part of this £100,000 to be allocated to provide bus travel passes (triggered only if travel plan targets are not achieved. as agreed in the Mayor Brown TA Addendum of November 2013.)
- £30,000 required in the event that flow changes recorded in the monitoring of links surrounding the Mythop Road access as required by condition exceed those agreed in section 13 of Technical Note 9.

- Contributions to secure a high frequency (LCC require every 15 mins at peak times and 30 mins intervals at non-peak times) bus service to be provided/operational prior to occupation of 100 dwellings. Payment of £1,283,836 in 10 instalments:
 - £329, 942 prior to occupation of 100 units
 - £91, 893 first anniversary of occupation of 100 units
 - £60, 455 second anniversary of occupation of 100 units
 - £58, 704 third anniversary of occupation of 100 units
 - £481, 642 fourth anniversary of occupation of 100 units
 - £55, 853 fifth anniversary of occupation of 100 units
 - £65, 023 sixth anniversary of occupation of 100 units
 - £43, 958 seventh anniversary of occupation of 100 units
 - £64, 015 eighth anniversary of occupation of 100 units
 - £32, 352 ninth anniversary of occupation of 100 units
 - Further annual contributions only if construction extends beyond 10 years.
- Lancashire secondary school education contribution of £2,229,545
- Blackpool Secondary school education contribution of £412,015
- Provision of a 1.5 form entry Primary school on site.
- Provision of a health centre and community centre on site.

and the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 12 years from the date of this permission and shall be commenced within two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Reason: To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters: Layout, Scale, Appearance and Landscaping

Reason: This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 No part of the development hereby approved shall commence unless and until the full design and construction details of all site access and off site highway improvements have been submitted to and approved in writing by the local planning authority in consultation with the local highway authorities and the Highways Agency as appropriate.

The works include:

- The site access to Mythop Road

- Graham's Cottage Access and associated highway improvement works
- Clifton Road Access and associated highway improvement works
- M55 J4 "interim" and "final" improvement schemes

The details to be submitted shall include:

- Final details of how the schemes interface with the existing highway alignment.
- Traffic signal operating parameters.
- Full signing and carriageway marking details.
- Full construction details.
- Confirmation of compliance with current departmental standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations/departures from standards).
- An independent Stage 1 & Stage 2 Road Safety Audit carried out in accordance with current departmental standards and current advice notes.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road. and in order to satisfy the Local Planning Authority and the Highway Authority(s) that the final details of the highway scheme/works are acceptable before work commences on site.

- 4 No part of the development hereby approved shall commence until a scheme for the construction of the internal distributor Road, including junctions with Graham's Cottage, Clifton Road and Mythop Road have been first submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority(s).

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

- 5 Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas including cycle/footways shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the details so approved.

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

- 6 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved

Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

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

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

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

- 8 Prior to first occupation of any part of the development hereby approved, a monitoring regime shall be agreed in writing with the Local Planning Authority in consultation with the Highways Authority(s) and thereafter maintained to record traffic levels on the approaches of the newly constructed Mythop Road access. For the avoidance of doubt monitoring shall take place annually throughout the construction of the site and be formally reported.

Reason: To ensure monitoring is in place to inform the need for further mitigation measures as necessary.

- 9 Prior to first occupation of any part of the development hereby approved, the highway access works at Mythop Road and internal distributor road connecting to the Graham's Cottage access should be constructed in accordance with the details approved.

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

10 No more than 200 dwellings or 25% of the employment land of the development hereby approved shall be occupied unless and until the improvements to the Graham's Cottage / Preston New Road (A583) Access, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1001 Rev F dated 4/10/2013, have been constructed in accordance with the details agreed in Condition 2 above and completed to the satisfaction of the local planning authority in consultation with the local highway authorities.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road and in order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

11 No more than 700 dwellings or 50% of the employment land of the development hereby approved shall be occupied unless and until the improvements to the Clifton Road / Preston New Road (A583) Access, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1001 Rev F dated 4/10/2013, have been constructed in accordance with the details agreed in Condition 3 above and completed to the satisfaction of the local planning authority in consultation with the local highway authorities.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road and in order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

12 No more than 50 dwellings of the development hereby approved shall be occupied unless and until the "interim" highway improvement scheme at M55 Junction 4, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1007 Rev B dated 14/11/2013, has been constructed in accordance with the details agreed in Condition 3 above and completed to the satisfaction of the local planning authority in consultation with the local highway authorities and the Highways Agency.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road and in order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

13 No more than 750 dwellings of the development hereby approved shall be occupied unless and until the "final" highway improvement scheme at M55 Junction 4, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1008 Rev A dated 27/2/2013, has been constructed in accordance with the details agreed in Condition 3 above and

completed to the satisfaction of the local planning authority in consultation with the local highway authorities and the Highways Agency.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road and in order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities.

- 14 Prior to the occupation of the 101st residential dwelling a high frequency Public transport service must be operational, delivering a bus service frequency in the order of 15 minutes (peak periods 07:00 to 09:00 and 15:30 to 17:30) and also a lower frequency (30 min) evening and weekend service. Should the development build out extend beyond 10 years an annual contribution will be agreed between the developer and Lancashire County Council based on service cost and fare box to ensure the bus service is sustainable prior to final construction.

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road and to ensure the provision of a high quality public transport service that will limit the impact of this development on the local transport network.

- 15 Prior to the occupation of the 101st residential dwelling, hereby approved, the S106 contribution relating to offsite pedestrian and cycle route provision shall be paid in its entirety.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that these sustainable transport links can be substantially completed at an early stage in the development of the site and hence effect the modal choice of the occupants; in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions.

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

Reason: To ensure that the development provides sustainable transport options and to ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road.

- 17 There shall not at any time in connection with the development hereby permitted be

planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

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

- 18 Prior to completion of the first dwelling details of an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be carried out and permanently maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

- 19 No development, to which the application relates, shall be begun which would result in the maximum gross floor space, for buildings within the specified use class, of the Town and Country Planning (Use Classes) Order 1987, and subsequent amendments, exceeding the limit for each class shown below:

Use Class	Maximum Gross Floor Area
B1 Office	0 square metres
B2 Industrial	40,000 square metres
B8 Warehouse	80,000 square metres
C3 Residential	1400 dwellings

Reason: To ensure that the M55 motorway continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road.

- 20 There shall be no direct vehicular or pedestrian access of any kind between the site and the M55 motorway. To this end prior to the occupation of any employment element of the site a close-boarded fence or similar barrier not less than two metres high shall be erected along the frontage of the site with the motorway the details of which shall be approved in writing by the Planning Authority. The fence shall be erected a minimum of one metre behind the existing motorway boundary fence on the developer's land and be independent of the existing fence.

Reason: In the interests of safety and to prevent inappropriate access to the M55 motorway.

- 21 There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.

Reason: To maintain the stability of the motorway and ensure the safety of its users.

- 22 No drainage from the proposed development shall run off into the motorway drainage system, nor shall any such new development adversely affect any motorway drainage.

Reason: To maintain the stability of the motorway and ensure the safety of its users.

- 23 No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation which shall include provision for the investigation of the existing ponds on the site, and shall first have been submitted to and agreed in writing by the Local Planning Authority. The subsequent archaeological record shall be submitted to the LPA on completion of the programme of archaeological work.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

- 24 Prior to the commencement of development a scheme for the provision and layout of the outdoor sports provision (including both summer and winter layouts) within the application site shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England) and shall include:
- i) the siting and purpose of each sports pitch to be provided within or in association with the development;
 - ii) a scheme for the management of the sports provision to be made within or in association with the development, including provision to be made for use by other organisations / individuals within the local community
 - iii) A timescale for the implementation of the outdoor sports provision.

No development shall commence on site until the details referred to in this condition have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the site is served by appropriate areas of outdoor recreation pitches

- 25 Prior to the commencement of development details of a management plan to be put in place to detract visitors from the sensitive locations of Marton Mere SSSI shall be submitted and approved in writing by the Local Planning Authority. This should include sympathetic management of recreational activities etc. The approved management plan shall be implemented in full.

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.

26 Prior to the commencement of development details of noise barriers to be used to attenuate noise to ensure the birds associated with Marton Mere SSSI are not disturbed shall be submitted to and approved in writing by the Local Planning Authority. Acoustic maps are required to illustrate how the noise will be attenuated and the approved details shall be implemented in full.

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.

27 No development approved by this planning permission shall take place until a scheme for the provision, management and enhancement of the pond network on site is submitted to and approved in writing by the Local Planning Authority. Enhancement works should be timed to occur outside of the main amphibian, bird and invertebrate breeding season (March – September). There shall be no net loss of ponds associated with the development and the development shall subsequently proceed in accordance with the approved scheme.

Reason: To protect and enhance the aquatic environment and ensure that the development does not result in the loss of any aquatic habitats and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

28 The development should not proceed without the prior acquisition of a licence from Natural England for the derogation of the protection of bats under the Habitats Directive.

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.

29 No site clearance, site preparation or development work shall take place until mitigation/compensation schemes for impacts on protected and priority species and habitats have been submitted and approved by Fylde Borough Council in consultation with specialist advisors; and approved schemes shall be implemented in full.

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.

30 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections undertaken by a suitably qualified ecologist.

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.

- 31 No site clearance, site preparation or development work shall take place until a landscaping scheme (including wildlife habitat creation, enhancement and management) has been submitted and approved by Fylde Borough Council in consultation with specialist advisors. The scheme shall demonstrate (1) adequate planting of native species appropriate to the locality to compensate for direct and indirect impacts, (2) that habitat connectivity through the site and to the wider area will be retained as a minimum, including for amphibians (3) that any planting along site boundaries will comprise appropriate native species, (4) provide details of habitat creation for amphibians and (5) maintenance and enhancement of the biodiversity value of retained and established habitats and the site as a whole. The approved management plan shall be implemented in full.

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.

- 32 Prior to any phase of works on site, a Construction Environment Management Plan will need to be submitted for approval and subsequent implementation. The plan will need to include measures for the protection of habitats and species both on and off site, including but not limited to;
- Details of the storage of fuels and chemicals during construction
 - Sediment fences to be erected alongside ditches during construction.
 - Dust management of the site during construction
 - Details of safeguard areas of retained habitats on site and how they will be protected during construction. Fencing should be erected prior to the topsoil strip on site and the fencing chosen should not prevent the movement of animals but prevent the accidental encroachment of workmen (e.g. post and rail or post and wire fence)
 - Details of how brown hares will be allowed to escape construction areas if necessary.
 - Details of how ground nesting birds will be monitored and measures to be put in place to avoid these species from nesting.
 - Details of a monitoring programme to assess the impact of construction on European Site and SSSI. To be put in place to assess and take action if disturbance is recorded. Prior to any phase of works that starts between November and March (inclusive), there will be a one day baseline survey. This survey would establish whether any of the qualifying bird species of the two European designated sites are using the fields to the east and north and within 1 km of the scheme. This will also allow the typical distribution and behaviour of SPA/Ramsar site species to be clearly identified in advance of any works

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.

- 33 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

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

- 34 No external lighting shall be installed until details of a lighting scheme have been submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009) and lighting along the northern boundary shall be hooded to ensure that the Biological Heritage Site remains dark.

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.

- 35 Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by Fylde Borough Council. Any approved details shall be implemented in full. The method statement shall include details of repeat surveys of Newts to be undertaken as development occurs in the vicinity of ponds on the site. If the presence of Great Crested Newt is detected at any point then all works shall cease until advice has been sought from an appropriately qualified person including regarding the need for a Natural England licence.

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.

- 36 Prior to the commencement of any works approved by Reserved Matters applications there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by any protected species including voles or otters. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Fylde Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of protected species will be implemented in full.

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.

37 No works shall commence until details of bird nesting opportunities to be installed with the re-developed site have been submitted and approved in writing by Fylde Borough Council. The details shall include provision for Song Thrush, Dunnock and House Sparrow (Species of Principal Importance). Consideration should also be given to provision of opportunities for other declining species of bird such as House Martin and Swift. The approved details shall be implemented in full.

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.

38 No works to any phase of development shall commence until full details of bat roosting opportunities to be installed within the re-developed site (in addition to that required by NE licence) have been submitted and approved in writing by Fylde Borough Council. This shall include details of linkages across the site at each stage of development. Approved details shall be implemented in full.

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.

39 All trees currently on the site shall be retained unless their removal is agreed in writing with the Local Planning Authority. A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the Local Planning Authority. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the Local Planning Authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

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

40 Prior to the demolition of any building on the site a further precautionary bat and barn owl survey shall be carried out of that building. The survey reports shall be submitted to the local planning authority for approval in writing prior to the commencement of demolition works, and the works shall be carried out in the accordance with the methodology for any mitigation identified in the further bat and barn owl survey.

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.

41 At the same time or prior to the submission of the First Reserved Matters application for the development hereby permitted, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development. The development shall only be implemented in accordance with the approved Phasing Plan. [The Phasing Plan may be

amended from time to time with the written approval of the Local Planning Authority provided that if the proposed phasing is likely to give rise to any significant environmental effects which have not been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 then such amended Phasing Plan shall be accompanied by an Environmental Statement prepared in accordance with the said 2011 Regulations.]

Reason: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment, community uses and utility infrastructure is delivered in a coordinated, planned way.

42 At the same time as the submission of the First Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy for the entire site shall be submitted to the Local Planning Authority for approval (in consultation with United Utilities PLC) such strategy to include the following details as a minimum:

2.1 a. unless otherwise agreed in writing, the foul connection point shall be to the 675 mm combined sewer in Clifton Road for the entire site;
b. the details of any additional off-site drainage infrastructure required as a result of the entire development; and
c. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 1. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.

2.2. At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval (in consultation with United Utilities PLC), such Strategy to include as a minimum the details listed above at part 2.1.

2.3. Unless otherwise agreed with the local planning authority (in consultation with United Utilities PLC), there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 1 other than in accordance with the connections identified and approved under item 2.1.c. The detailed drainage schemes for each phase of development required by conditions 4 and 5 shall be submitted for approval in accordance with the foul and surface water drainage details approved under this condition.

2.4. No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority in consultation with United Utilities PLC.

Reason: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site. This condition is imposed in light of policies set out within the National Planning

Policy Framework (NPPF) and Fylde Borough Local Plan Alterations Review (October 2005).

- 43 For the avoidance of doubt, surface water shall drain separately from the foul. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or existing surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [42] above and with the details contained in the submitted application form, flood risk assessment prepared by Mayer Brown dated 28 March 2011, the Flood Risk Addendum prepared by Mayer Brown dated October 2013 and the email from Saman Seekkubadu of Mayer Brown dated 16 September 2013.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 44 Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the local planning authority (in consultation with United Utilities PLC). The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [42] above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 45 Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase shall be submitted to and approved by the local planning authority (in consultation with United Utilities PLC) in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm including 30% climate change allowance will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above and with the principles established in the submitted application form, flood risk assessment prepared by Mayer Brown dated 28 March 2011, the Flood Risk Addendum prepared by Mayer Brown dated October 2013 and the email from Saman Seekkubadu of Mayer Brown dated 16 September 2013. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to reduce

the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 46 Prior to the commencement of each phase or part phase of the development hereby permitted, a sustainable drainage maintenance and management plan for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with United Utilities PLC). The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 47 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for Whyndyke Farm, Blackpool (reference H/ALBANP244; DATED 28 March 2011; Issue 1) and subject to the following requirements;
- a) Surface water run-off from the site shall be attenuated up to a 1 in 100 year critical storm event (plus 30% allowance for climate change)
 - b) The discharge rate for surface water shall be limited to that it will not exceed the run-off rate from the undeveloped site or 6.3liters per second per hectare; whichever is lowest.
 - c) The area of the site within Flood Zone 2 will only be used for water compatible features designed to enhance the aquatic environment.

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as subsequently may be agreed, in writing, by the Local Planning Authority.

Reason: To ensure the development is not at an unacceptable risk of flooding or exacerbates flood risk elsewhere

- 48 Prior to the commencement of development in situ permeability testing and other necessary geotechnical investigations shall be carried out to establish the ground conditions and suitability of the land for appropriate sustainable drainage components. The subsequent detailed drainage strategy must accommodate these findings which should be used to inform an appropriate Sustainable Drainage System (SuDS) which

Reason: To ensure the use of suitable sustainable drainage components, to be satisfied that the proposed development does not pose an on-site or off-site local flood risk, to ensure water

quality is not compromised, and to satisfy Paragraph 103 of the National Planning Policy Framework.

- 49 The applicant must obtain Land Drainage Consent for ordinary watercourses from the Consenting Authority (Lancashire County Council), and that the Consenting Authority is informed of the intention to start works on site following approval being obtained.

Reason: To comply with Section 23 of the Land Drainage Act 1991, to ensure that any works to the watercourse do not pose an up- or down-stream flood risk, and to ensure that any works, pre-, during and post construction, do not impact on the water quality of receiving watercourses and bathing waters

- 50 The Neighbourhood Centre 1 of the development hereby approved shall be restricted to 0.7 hectares, and the foodstore (A1) approved within that area shall not exceed 400sq.m gross internal floor area, including, for the avoidance of doubt any mezzanine floorspace. The Neighbourhood Centre 2 of the development hereby approved shall be restricted to 0.4 hectares.

Reason: In order to ensure there is no significant adverse impact on existing retail centres.

- 51 Within the neighbourhood centre (mixed) areas of the development, the opening hours and delivery times to each individual unit shall be submitted to and approved in writing by the local planning authority prior to the first trading of that individual unit, and the agreed hours shall be complied with thereafter, .

Reason: To protect the amenities of the area and the occupiers of neighbouring residential dwellings

- 52 The proposed development shall be designed so that cumulative noise from industrial or commercial sources within habitable rooms does not exceed 35dB LAeq (16 hour) from 07.00 to 23.00, 30dB LAeq (8 hour) from 23.00 to 07.00, and 45dB LAFmax from (19.00 –0700* or 2300-0700) for single sound events, or any such level as agreed in writing by the Local Planning Authority. Prior to the submission of an application for full planning permission a noise study shall be undertaken to demonstrate that the development meets this requirement.

* The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: To protect the amenities of the area and the occupiers of neighbouring residential dwellings

53 The proposed development shall be designed so that cumulative noise from industrial or commercial sources to all outdoor living areas, for example rear gardens and balconies, do not exceed 55dB LAeq (16 hour) from 07.00 to 23.00 or any such level as agreed in writing by the Local Planning Authority. Prior to the submission of an application for full planning permission a noise study shall be undertaken to demonstrate that the development meets this requirement.

Reason: To protect residential amenity.

54 With regard to the existing environmental noise that may affect the proposed development, a noise impact assessment shall be carried out to assess the noise from road traffic.

This assessment shall demonstrate that the following standards are met at and within the proposed development.

LAeq 55 dB 16 hours – gardens and outside living areas (for example balconies)

LAeq 35 dB 16 hours – indoors daytime

LAeq 30 dB 8 hours – indoors night-time (23.00-07.00)

LAFmax 45 dB(8 hours – indoors night-time (23.00-07.00)

LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)*

* The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: To protect residential amenity.

55 Non-residential properties within the development hereby approved shall comply with the following restrictions;

There shall be no deliveries or collections of goods to or from any commercial premises between midnight and 07:00 hours and 21:00 hours and midnight on weekdays and Saturdays and not at any time on Sundays, Bank or Public Holidays.

No vehicle delivering to the application premises, or waiting within any part of the application site, shall operate a bulkhead-mounted diesel powered or other mechanical refrigeration unit.

The use of reversing alarms on delivery vehicles shall be prohibited within the application site between the hours of 23:00 and 07:00

No metal roll cages shall be used during any Sunday, Public and Bank Holiday delivery activities at the store.

Signs, clearly legible by delivery vehicle drivers, shall be posted at all times on any commercial premises outside the delivery bay notifying drivers of; the permitted

hours for deliveries; the need to switch off refrigeration equipment; the need to switch off vehicle engines; that they are in a noise sensitive area]

Reason: In order to protect residential amenity.

- 56 The Maximum Instantaneous Noise Levels (LAFmax) from any commercial premises shall not exceed 60 dB(A) evening (19.00-23.00hrs)* and night-time (23.00–07.00hrs) at the nearest noise sensitive premises to the proposed development. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authority.

* The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: In order to protect residential amenity.

- 57 Prior to the commencement of development of any area of employment development a scheme of noise insulation between that area and any areas of existing or new residential development that would be located within 60m of the employment use shall be submitted to and agreed by the Local Planning Authority and implemented before first use of any of the commercial building .

Reason: In order to protect residential amenity.

- 58 With regard to buildings located within the employment area of the development hereby approved the following measures shall be submitted, approved in writing and complied with;

A scheme of noise insulation, to include acoustic double glazing, with sound attenuated means of ventilation, both to the standard laid down in the Noise Insulation Regulations 1975, (or any equivalent standard approved by the Local Planning Authority). Such scheme shall be agreed by the Environmental Protection Unit (Acoustics Section) and implemented before occupation of the building.

Before any external air conditioning/refrigeration units are used on any premises, they shall be enclosed with sound insulating material to reduce noise and mounted in a way which will minimise transmission of vibration and structure borne sound in accordance with a scheme to be approved by the Local Planning Authority.

The siting, type and method of installation of any industrial plant and machinery within the building(s) approved under this permission are to be agreed in writing with the Local Planning Authority before the building(s) are occupied for the purpose proposed.

Reason: In order to protect residential amenity.

- 59 The residential element of the development shall not commence until full details of the glazing specifications and acoustic ventilation of the development hereby approved has been agreed by the LPA.

Reason: To protect residential amenity.

- 60 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

- 61 Prior to the commencement of development at the site full details of the infrastructure to serve the proposed employment area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drainage, landscaping, highways and other utilities and shall be provided prior to the occupation of the 700th dwelling on the site.

Reason: To ensure that the employment land is available.

62 All subsequent Reserved Matters applications in relation to the development hereby approved shall following the principles and parameters outlined in the Design Principles and Parameters Statement (November 2014) and the corresponding parameters plans relating to land use, character areas, urban design framework, access and movement and landscape.

Reason: To ensure that the site is development cohesively, at an appropriate density and is appropriately designed.

63 No development shall be permitted on the site within 10m of the existing highway boundary on the south side of the development between the A583/M55 Junction 4 roundabout and the eastern edge of the site, unless agreement is given by the LPA, in consultation with the highway authority.

Reason: In order to allow for potential highway improvements associated with the M55 to Norcross link road.

Informative notes:

1. Information submitted within an Environmental Statement has been considered as part of the decision with regard to this 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
 - Working with Officers of Blackpool Council, advisors from the Advisory Team for Large Applications and representatives of other statutory undertakers in order to provide advice to the applicant/agent during the course of the application on potential problems and possible solutions
 - Securing revised plans and technical information during the course of the application which have overcome initial problems
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works associated with this proposal that fall within the highway under LCC control. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Director at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.

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

6. The applicant is advised that the design and layout of the playing pitches should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Natural Turf for Sport produced by Sport England.

Item Number: 2

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

Decision

Application Deferred

Reasons

Deferred in order to allow officers to enter into further negotiations with the developer to secure improvements to the layout and landscaping of the site and to discuss a suite of appropriate planning conditions and heads of terms to be included in a section 106 agreement to include: marketing of the applicant's other sites in the vicinity, public realm improvements, improvements to local highways, sustainable transport measures and restrictions on retail goods to be sold from the premises.

Item Number: 3

Application Reference: 15/0185	Type of Application: Full Planning Permission
Applicant: RSPB	Agent :
Location: FAIRHAVEN LAKE, INNER PROMENADE, LYTHAM ST ANNES	
Proposal:	PROPOSED FORMATION OF 2 NO. WALKING TRAILS ALONG EXISTING PATHS AROUND LAKE WITH EACH IDENTIFIED BY 6 NO. SCULPTURES, AND PROVISION OF 1 NO. ARRIVALS BOARD ADJACENT RSPB BUILDING

Decision

Full Planning Permission:- Delegated to Officers to determine subject to the completion of an assessment in order to determine whether the proposal is likely to have a significant effect on any European site and, if approved, subject to the following conditions:

Conditions and Reasons

- 1 This permission shall be for a limited period of 3 years only expiring on 18 June 2018 when (unless a further application has been submitted to and approved by the Local Planning Authority) the works hereby approved shall be removed and the site reinstated to the satisfaction of the Local Planning Authority.

To enable the Local Planning Authority to review the position in the light of the proposed Fairhaven restoration and sea defence works.

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

In the interests of visual amenity.

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.