



MINUTES

Planning Committee

Date:	Wednesday, 15 January 2020
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Chris Dixon, Brian Gill, Noreen Griffiths, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey-Simone.
Members of the Public:	There were 5 members of the public in attendance

Public Speaking at the Planning Committee

No members of the public had registered to speak on the individual planning applications.

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 18 December 2019 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council Procedure Rule 24:

Councillor Brian Gill for Councillor Tim Armit.

Councillor Noreen Griffiths for Councillor Kiran Mulholland

Decision Items

4. Planning matters

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

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

(Councillor Liz Oades requested that her name be recorded as having voted against approval of planning application No: 19/0844 relating to Kirkham Conservative Club, Ribby Road, Kirkham)

5. Confirmation of Tree Preservation Order 2019/0005: Land North of Village Hall and West of Vicarage Lane, Newton with Scales, Preston PR4 3RU

The Chairman invited Mark Evans (Head of Planning and Housing) and Andrew Raynor (Trees and Arboricultural Officer) to introduce the report.

Following consideration of the comments received during the consultation of the Order, members of the Committee were invited to confirm Tree Preservation Order 2019/0005.

Included as appendices to the report were: Objection letter from the land owner; objection letter from Bowland Tree Consultancy; objection letter from PWA Planning; felling licence; email communications with land owner; photos of the Land North of Village Hall West of Vicarage Lane, Newton le Scales; TPO flowchart 1; -TPO for Land North of Village Hall Newton, West of Vicarage Lane; land North of village hall Newton, West of Vicarage Lane and correspondence with the Forestry Commission.

The Committee RESOLVED: To confirm Tree Preservation Order 2019/0005 to enable it to become permanently effective.

Information Items

6. List of Appeals Decided

It was reported that there were no appeal decisions received between 06/12/19 and 03/01/20

Fylde Borough Council copyright [2020]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Planning Committee Minutes

15 January 2020

Item Number: 1

Application Reference:	19/0552	Type of Application:	Full Planning Permission
Applicant:	Brooksland Limited	Agent :	
Location:	197 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
Proposal:	ERECTION OF 12 No. DWELLINGS WITH ASSOCIATED ACCESS ROAD, GARAGES AND PARKING SPACES AND USE OF WESTERN PART OF SITE AS AMENITY OPEN SPACE		

Decision

Full Planning Permission: -The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the following matters being resolved to his satisfaction:

1. As the application relates to development in excess of 1,000 sq m in the greenbelt it is necessary for the council's intention to grant planning permission to be referred to the Secretary of State in line with the Town & Country Planning (Consultation)(England) Direction 2009. This is to allow the Secretary of State to determine if they wish to recover the application for their own consideration, or if the application should continue to be determined by this authority;
2. The completion of a S106 Agreement is to secure:
 - a) a financial contribution of £200,000 (and the phasing of the payment of this contribution) towards securing off site affordable housing in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032. This money is to be used to deliver affordable housing projects in the areas of Fylde not identified as Strategic Locations for Development in the Fylde Local Plan to 2032.

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

3. The finalisation of a series of Planning Conditions that the Head of Planning and Housing considers are necessary to control the development, with the following being suggested conditions and associated 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. This permission / consent relates to the following details:

- Location Plan
- Proposed Site Layout Plan – 917/KRF/SLP Rev N
- Proposed Section – 917/KRF/SS REV D
- House Type A – 917/KRF/HTPA
- House Type B – 917/KRF/HTPB
- House Type C – 917/KRF/HTBC
- House Type D – 917/KRF/HTBD
- House Type E – 917/KRF/HTBE
- House Type F – 917/KRF/HTBF
- Boundary treatment details – 917/FRF/BT

Reason: To provide clarity to the permission.

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

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

4. No development shall take place until details of a Construction Management Plan for the highway construction and future maintenance within the site shall be submitted to and approved in writing by the Local Planning Authority and be adhered to throughout the construction period. The Plan shall provide for:

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials used in the construction of the development;
- c. Storage of such plant and materials;
- d. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used.
- e. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
- f. Routes to be used by vehicles carrying plant and materials to and from the site;
- g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- h. Set out procedures for a pre commencement survey to determine the condition of Kirkham Road for a distance of 100m either side of the site access. The procedures to include time scale for repeat surveys; time scale for final inspections; and procedures for rectifying defects at each survey stage.
- i. Hours of construction activity at the site which is likely to generate noise at the site boundary

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

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. The off-site highway works to include:
- a. The construction of a 2m wide footpath for the full frontage of the site with Kirkham Road
 - b. Relocation of the speed limit locations.
 - c. Design and construction of a village gateway feature to emphasise the speed limit change

The approved scheme shall include details of the phasing of the implementation of these features which shall be complied with during the implementation of the development.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of residential development and details of the public open space. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure; and details for the management of the landscaping and open space. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with the Fylde Local Plan to 2032.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes, and follow the principles established in section 6 of the Ecological Assessment of the Proposed Development Site, Envirotech reference 2335, dated November 2014. The development shall be phased, implemented, monitored and managed in accordance with the approved scheme for habitat creation and management.

Reason: In the interests of enhancing opportunities for wildlife and biodiversity as required by the NPPF.

8. 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. 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.

9. 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 prior to the commencement of development. 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

10. No tree felling, vegetation clearance works, or other works that may affect nesting birds shall be carried out 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. Any such survey shall be submitted to the local planning authority and approved in writing in advance of any works to clear hedges etc within the March to August period.

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.

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

[CLASS VARIABLES

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

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

12. Prior to the commencement of any development, full details of a foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed 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

13. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates 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, maintained and managed 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

Item Number: 2

Application Reference:	19/0642	Type of Application:	Full Planning Permission
Applicant:	Mr Wylie	Agent :	NJSR Chartered Architects LLP
Location:	VALENTINES KENNELS, WILDINGS LANE, LYTHAM ST ANNES		
Proposal:	ERECTION OF A TWO STOREY C2 CARE VILLAGE WITH 205 BEDROOMS, COMMUNAL LOUNGE AND DINING AREAS, RESIDENTS LIBRARY, CINEMA ROOM AND SALON. PROVISION OF 58 CAR PARKING SPACES WITH NEW VEHICULAR AND PEDESTRIAN ACCESS. ASSOCIATED LANDSCAPING AND OUTDOOR RECREATIONAL AREAS.		

Decision

Full Planning Permission :- The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the following matters being resolved to his satisfaction:

1. the Shadow Habitats Regulation Assessment submitted with the application be adopted as the Council's own Habitats Regulation Assessment;
2. The completion of a S106 Agreement is to secure:
 - a) A financial contribution of up to £360,000 towards the M55 to Heyhouses Link Road and the phasing of this payment
 - b) A financial contribution of £6,000 towards travel plan support and the phasing of this payment,
 - c) A financial contribution of £32,959 towards the refurbishment and/or reconfiguration at Ansdell Medical centre. and;
 - d) The timing and legal arrangements for the stopping up of Wildings Lane to traffic, and securing clauses within future leases of the proposed development so that the owners are fully aware that the interim access will be closed

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

3. The finalisation of a series of Planning Conditions that the Head of Planning and Housing considers are necessary to control the development, with the following being suggested conditions and associated reasons:

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no.
- Proposed Site Plan - Drawing no. A104 REV 5
- Proposed Basement Plan – Drawing no. A130
- Proposed Ground floor sheet 1 – Drawing no. A131
- Proposed Ground floor sheet 2 – Drawing no. A132
- Proposed Ground floor sheet 3 – Drawing no. A133
- Proposed First floor sheet 1 – Drawing no. A134
- Proposed First floor sheet 2 – Drawing no. A135
- Proposed First floor sheet 3 – Drawing no. A136
- Proposed second floor sheet 1 – Drawing no. A137
- Proposed roof plan – Drawing no. A138
- Proposed elevations sheet 1 – Drawing number A140
- Proposed elevations sheet 2 – Drawing number A141
- Proposed elevations sheet 3 – Drawing number A142
- Site plan and masterplan overlay – Drawing number A106
- Landscaping Plan A107
- Site access Plan – Drawing number SCP/190428/F02
- Proposed interim site access improvements – Drawing number SCP/190428/F01 REV C
- Site Access plan with Queensway masterplan – SCP/190428/F03

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

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

3. No part of the development hereby approved shall commence until a scheme for the construction all site access and the off-site works of highway improvement have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The site access and off-site highway works shall be completed in accordance with the details approved before the development is first occupied unless otherwise agreed in writing by the Local Planning Authority. The following schemes to be covered by this condition include:

(i) The site access junction on Wildings Lane (see Drawing No. SCP/190428/F02, dated 21.10.2019), and

(ii) A highway improvement scheme on Wildings Lane as agreed 'in principle' subject to detailed design and shown in 'Proposed Interim Site Access Improvements to Wildings Lane' scheme plan (Drawing No. SCP/190428/F01, Revision C, dated 21.10.2019)

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final

details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised) and to ensure the development will provide a safe access to the site and ensure that users of the development have appropriate access to sustainable transport options

4. No development shall take place until a Construction Environmental Management Plan (CEMP), for the construction and operation of the development, is submitted to and approved by the Local Planning Authority. The plan shall detail:
- a) How biodiversity would be protected throughout the construction period
 - b) The potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters
 - c) The parking of vehicles of site operatives and visitors;
 - d) Loading and unloading of plant and materials;
 - e) Storage of plant and materials used in constructing the development;
 - f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - g) Wheel washing facilities to be retained throughout the construction period by which means the wheels of vehicles may be cleaned before leaving the site;
 - h) A scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
 - i) A Management Plan to identify potential ground and water contaminants;
 - j) Details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
 - k) A scheme to control noise during the construction phase,
 - l) The routing of construction vehicles and deliveries to site
 - m) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures and including actions to be taken in the event that any dust control equipment employed on site fails;
 - n) Timing of operations which shall confirm that no construction or associated vehicle movements will take place on Sundays or Bank Holidays or outside the hours of 0800-1800 Monday To Friday and 0800-1300 on Saturdays.

The development shall then proceed in full accordance with this approved plan.

Reason: In order to safeguard the biodiversity of the site, protect the water environment and public drinking water supplies, and to maintain the operation and safety of the local highway network, during site preparation and construction, in accordance with local Policy and the provisions of the NPPF.

5. There shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device within any visibility splay required to maintain safe operation for all users. The site access shall be constructed to provide a visibility splay of 2.4m x 43m and permanently maintained thereafter.

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

6. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before

any development commences and a suitable turning area is to be maintained thereafter.

Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

7. The car parking and manoeuvring scheme shall be marked out in accordance with the approved plan, before occupation of approved development and shall be permanently maintained thereafter.

Reasons: To allow for the effective use of the parking areas.

8. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

9. No development shall take place until a Construction Method Statement for the construction and operation of the development, is submitted to and approved by the Local Planning Authority. The statement shall detail:

- a) Details of proposals for temporary works on Wildings Lane necessary to allow safe access / passing for large construction traffic. To include local widening on Wildings Lane; and
- b) Consideration for pre-loading and/or other construction methods on access roads and within the site.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the development will provide a safe access to the site during the construction works.

10. Prior to the commencement of development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Wildings Lane. A similar survey shall be carried after six months and the final inspection within one month of the completion of the development, and the developer shall make good any damage to Wildings Lane to return it to the pre-construction situation as required.

Reasons: To maintain the construction of Wildings Lane in the interest of highway safety.

11. The approved Kensington Development, Queensway 1,150 dwellings which surrounds this application site will result, in the future, with Wildings Lane being restricted for motorised through traffic. Therefore prior to the first occupation of any part of the development hereby approved details of the interim and future access for motorised vehicles will be passed to residents of the Care Village site within a welcome pack and also made clear within associated

travel plan information.

Reason: To ensure future residents of the proposed site fully understand the proposed interim and future access provision., with the long-term access to be taken from the proposed East/West access road via a new signalised roundabout at Queensway/Kilnhouse Lane and/or the proposed M55 to Heyhouses Link Road.

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy (Ref No. LRD30217, Dated July 2019) which was prepared by Sutcliffe. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. 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.

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

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

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

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

15. Prior to the commencement of works there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by water voles. 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 Water Vole 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.

16. No works shall commence until full details of bat roosting and 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 details of nesting opportunities in trees, within/on buildings and a minimum of 20 tree sparrow boxes within hedgerows. 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.

17. A tree protection scheme for all retained trees and hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. 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.

18. No site clearance, site preparation or development work shall take place until a fully detailed landscaping/habitat creation and management plan has been submitted and approved in writing by Fylde Borough Council. 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 and in and around ditches (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 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.

19. Prior to occupation of the development hereby approved full details of a residents pack that will be made available to resident, which would highlight and explain the sensitivity of the surrounding areas, the importance of keeping dogs on a lead and identifying other suitable recreational areas locally shall be submitted to and approved 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

20. No site clearance, site preparation or development work shall take place until a fully detailed Ecological Mitigation and Management Plan (EMEP) has been submitted and approved in

writing By Fylde borough Council. The scheme shall demonstrate the measures that will be used to prevent impacts associated with construction on Lytham Moss and shall include details with regard to the timings of construction and details of any further mitigation measures required such as acoustic screening. The approved 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.

21. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of programmed landscaping for the area of development. The scheme shall include details of: all existing trees and hedgerows and those that are to be retained, together with measures for their protection during the course of the development; all planting and seeding; hard surfacing and the materials to be used; and, means of enclosure. Full details of the bowling and putting green and a timetable for their provision. The landscaping scheme shall include a tree belt, along the eastern boundary of the site, which shall comprise a suitable mix of native tree species. All hard and soft landscape works shall be carried out in accordance with the approved programme and details. Any trees or plants which within a period of 5 years commencing with the date of their planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in accordance with GD7 and ENV1 of the Local Plan to 2032.

22. No works 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 works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The completed scheme shall be submitted to the local planning authority within one month of the first use of the development hereby approved.

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

23. The use of the development hereby approved shall be limited to a care home (Class C2) for elderly people aged 65 and above.

Reason: To ensure that the approved care home falls properly within use class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

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

25. The windows indicated with a red start on the proposed elevations sheets shall be obscurely glazed to standard equivalent to at least level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling / extension hereby approved is first occupied and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. 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 within the highway associated with this proposal. 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 Lancashire County Council, Highways in the first instance, to ascertain the details of such an agreement and the information to be provided.
2. 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.

Item Number: 3

Application Reference:	19/0829	Type of Application:	Full Planning Permission
Applicant:	Fylde Council	Agent :	
Location:	SAND DUNES, CLIFTON DRIVE NORTH, LYTHAM ST ANNES		
Proposal:	RE-PROFILING OF A SECTION OF SAND DUNES TO REDUCE OVERALL HEIGHT ALONGSIDE CLIFTON DRIVE NORTH		

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 reports:

- Location Plan - FBC drawing received 11/10/19

- Proposed Site Plan - FBC document 'Blowout 5 Re-profiling' received 11/10/19
- Habitat Regulations Assessment - FBC document Issue 3 Dated December 2019

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

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

3. That the works hereby approved shall only be undertaken during the months of January, February or March in any year, with access to the site taken from Clifton Drive North only, and with no vehicle or other use of the beach area to the west of the application site.

Reason: To minimise the potential for disturbance to be caused to the birds and other wildlife that are visitors to the area and for which the application site and surrounding lands are protected. This condition is to accord with the requirements of Policy ENV2 of the Fylde Local Plan to 2032 which requires that development in these areas minimises the potential for disturbance to these protected species.

4. In the event that the machinery to be used in the implementation of the development hereby approved is to have a maximum height when operational above the height of the tallest of the existing dunes (22.5m) then the developer shall provide a schedule of the operation of those vehicles to include details of the nature of this machinery, the dates and times it is to be used, and the duration of that use to the local planning authority for approval in writing in advance of that operation. The use of machinery of this height shall thereafter only be undertaken in strict accordance with any approved schedule.

Reason: To ensure that the development can be implemented with a minimal risk of air safety being compromised by the works as required by Policy DLF1 of the Fylde Local Plan to 2032.

Informative notes:

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

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

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

2. **Natural England Biodiversity Awareness**

The developer's attention is drawn to the comments in Annex A of the Natural England consultation reply to this application which highlight the legislative control and policy guidance relating to the implementation of works that have the potential to affect protected species and their habitats, and the importance of securing biodiversity gains through development.

Item Number: 4

Application Reference:	19/0844	Type of Application:	Full Planning Permission
Applicant:	Mr Robertson	Agent :	
Location:	KIRKHAM CONSERVATIVE CLUB, RIBBY ROAD, KIRKHAM, PRESTON, PR4 2BB		
Proposal:	INSTALLATION OF FOUR 7M LIGHTING COLUMNS TO BOWLING GREEN		

Decision

Full Planning Permission:- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1801(00)01 Rev P1
- Lighting Assessment - produced by Green Consulting Ltd, dated 10 October 2019

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed in the email from neilsonxrobertson@gmail.com, dated 09 December 2019

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

4. The lighting hereby approved shall be installed and operated only in accordance with the specifications provided in the lighting scheme produced by Green Consulting Ltd, dated 10 October 2019, and shall be retained solely in the fixed positions as shown on the approved plans. They shall not be altered in angle or rotation without the prior approval in writing of the local planning authority.

Reason: To avoid unforeseen impacts from altered lighting that could impact on aircraft safety

and public amenity to ensure compliance with policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework

5. The lighting affixed to the columns hereby approved shall not be operated or illuminated between 21.00 hours and 08.00 hours on any day, and shall only be operated during the months of March – October (inclusive).

Reason: To ensure the amenity of nearby residents is not unduly harmed by light spillage from the installed lighting columns in accordance with the requirements of para 180 of the NPPF.

Informative notes:

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

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

Item Number: 5

Application Reference:	19/0868	Type of Application:	Householder Planning Application
Applicant:	Mr Ian Heys	Agent :	PSA Design
Location:	CHERRY TREE FARM, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RE		
Proposal:	FORMATION OF VEHICLE ACCESS TO SERVE DWELLING FROM BLACKPOOL ROAD ALONG WITH FORMATION OF DRIVEWAY AND TURNING AREA WITHIN FRONT GARDEN, AND ERECTION OF ASSOCIATED FENCING AND GATES - RETROSPECTIVE APPLICATION		

Decision

Householder Planning Application:- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Location Plan - Drawing no. A3113/PL03
 - Proposed Site Plan - Drawing no. A3113-PL01 REV. A
 - Proposed wider site layout Plans - Drawing no. A3113/PL02

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

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

2. The area of site indicated as 'Domestic Vehicle Turning Area' on the approved access plan listed in condition 1 of this planning permission shall be retained free of all obstructions so that it is capable of providing an area for the turning of a vehicle within the site at all times, unless an alternative area of land suitable for this purpose is provided elsewhere within the site edged red.

Reason: To ensure that an appropriate area of land is available for the turning of vehicles at all times in the interests of highway and pedestrian safety as required by Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

3. Prior to the first use of the access point hereby approved by vehicles, any gateposts shall be positioned at a point which is at least 7m back from the nearside edge of the carriageway with any gates installed so that they open away from the highway, and any fences shall be positioned so that they ensure the availability of a visibility splay of 45° to the centre line of the access in both directions. The position of the gates and fences shall thereafter be retained as specified in this condition.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility and in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. Within 2 months of the date of this decision the fence panels located either side of the entrance gates shall be reduced in height in accordance with the plans listed in condition no. 1 and finished in a dark stain and thereafter maintained in a stained condition to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity in this rural location, in accordance with Policy GD3 and GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

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

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

1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 6

Application Reference:	19/0920	Type of Application:	Change of Use
Applicant:	Mr Clive Portman	Agent :	
Location:	3 FOUNDRY COURT, TREALES ROSEACRE AND WHARLES, PRESTON,		
Proposal:	CHANGE OF USE OF FORMER AGRICULTURAL LAND TO CREATE EXTENSION TO DOMESTIC GARDEN INCLUDING ERECTION OF BOUNDARY FENCING UP TO 1.27M IN HEIGHT - RETROSPECTIVE APPLICATION		

Decision

Change of Use :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Existing Site Plan Scale 1:500
- Proposed Site Plan - Proposed Site Plan 3 Foundry Court, Treales Scale 1:500
- Proposed Plans - Proposed Purchase of Lane Scale 1:1250

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

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

2. Within the first available planting season following the grant of this planning permission (November - February) a native species hedgerow shall be planted to define the southern boundary of the extended garden area hereby approved with the adjacent agricultural land, with the hedgerow containing at least 2 no. Heavy Standard 12-14cm girth trees measured at 1m above ground level with these being Acer campestre (Field maple) , Prunus spp (Cherry), Sorbus aucuparia (Rowan) or Sorbus aria (Whitebeam) Once established this hedge shall be maintained at a height of not less than 800mm at all times thereafter with the trees allowed to grow through the hedge. The trees shall be planted, protected and maintained in accordance with the specifications set out in BS:8545 for a period of not less than 5 years.

Reason: To provide an appropriate rural boundary to the residential site with the adjacent agricultural land in the interests of preserving the rural character of the wider area as required by Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**
The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.