



MINUTES

Planning Committee

Date:	Wednesday, 8 November 2017
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Peter Collins, Michael Cornah, Barbara Nash, Neil Harvey, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas
Other Members in Attendance:	Councillor Paul Hayhurst
Officers Present:	Mark Evans, Andrew Stell, Kieran Birch, Rob Buffham, Julie Glaister, Eddie Graves, Clare Lord, Steve Smith, Lyndsey Lacey- Simone
Members of the Public:	Approx 26 members of the public were in attendance during the course of the day.

Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 11 October 2017 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council procedure rule 25:

Councillor Sandra Pitman for Councillor Christine Akeroyd.

Councillor Peter Collins for Councillor Heather Speak.

Decision Items

4. Planning matters

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

Following consideration of application 17/0495, Councillor Michael Cornah addressed the committee in regard to his use of a phrase that may have been inappropriate and that might have caused offence. He advised committee that he wished to retract the phrase, that he did not intend to cause any offence and if anyone had been offended, that he apologised unreservedly.

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

5. Blackpool Airport Enterprise Zone Masterplan Consultation

The Chairman invited Steve Smith (Blackpool Airport Enterprise Zone Delivery Manager) to the table to address the committee on the Blackpool Airport Enterprise Zone (EZ) Masterplan consultation.

In summary, the report provided members with an overview of the background to the EZ designation, its location, associated benefits and ambitions together with details of relevant joint policy documents. In addition, it outlined the key findings of the draft Masterplan and included details of a proposed public consultation which will be jointly undertaken by Fylde and Blackpool councils.

Members were advised that the consultation will conclude on 21st December 2017. The Masterplan will then be amended accordingly before the final version is presented to both local authorities in January 2018 for adoption.

Included as appendices to the report was a copy of the Draft 25 Year Masterplan Illustration and a copy of Draft 25 Year Masterplan CGI Visualisation. A copy of the Draft Blackpool Airport EZ Masterplan - Summary Document was circulated at the meeting.

Following consideration of this matter it was RESOLVED:

1. That the draft Masterplan (as circulated at the meeting) is approved for public consultation.
2. That the consultation as detailed in the report commences and that a summary report of responses received and any suggested alterations be reported to the Planning Committee in January 2018.
3. That the Planning Committee receive a final version of the Masterplan for consideration and adoption in January 2018.

Information Items

6. Planning Appeals

This information item provided details of an examination of appeal decisions that had been carried out for the period from 1 October 2016 to 30 September 2017. Details with regard to this matter were set out in the report.

In presenting his report, Mr Evans also advised that a recent Government consultation proposed that new homes bonus may be reduced in proportion to the percentage of council planning decisions overturned at appeal.

7. Fylde Local Plan Summary of Responses to the Evidence Consultation

Further to the Stage 2 Hearings of the Examination in Public of the Fylde Council Local Plan to 2032, this information item provided a summary of responses to the consultation undertaken on the evidence documents that the Council had introduced since the submission of the Local Plan to the Secretary of State. A link to the relevant documents was included in the report.

Members were advised that following publication of this document, the Inspector had determined that additional hearing sessions will be required on 12th December onwards.

8. List of Appeals Decided

This information item provided details of appeal decision letters received between 29 September and 27 October 2017.

9. Exclusion of the Public

IT WAS RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Schedule 12A of the Act.

10. Urgent Item - Article 4 Direction

By reason of special circumstances, which were detailed in the report, the Chairman was of the opinion that this item should be considered as a matter of urgency.

Following the introduction by the Chairman, Mark Evans (Head of Planning and Housing) was invited to present the report on the above.

Following consideration of this matter, it was RESOLVED:

1. To make a direction under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 in relation to the buildings set out in the report.
2. To make the direction with immediate effect as set out in paragraph 2 of schedule 3 to the Order.

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Planning Committee Minutes

08 November 2017

Item Number: 1

Application Reference:	17/0495	Type of Application:	Change of Use
Applicant:	Mrs D Bradbury	Agent :	Philip Brown Associates Ltd
Location:	LAND ADJACENT TO STAINING WOOD COTTAGES, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS		
Proposal:	CHANGE OF USE OF LAND TO MIXED USE OF RESIDENTIAL CARAVAN SITE FOR TWO GYPSY FAMILIES EACH WITH TWO CARAVANS (INCLUDING NO MORE THAN ONE STATIC CARAVAN), AND FOR STABLING OF HORSES. DEVELOPMENT TO INCLUDE ERECTION OF A TIMBER STABLE BUILDING, LAYING OF HARDSTANDING, ERECTION OF 1.2M HIGH FENCING AROUND SITE, AND CONSTRUCTION OF ACCESS DRIVEWAY FROM FOXWOOD CHASE		

Decision

Application Deferred

Reason

To allow further discussions with the applicant in relation to the potential to use alternative access/egress arrangements from Preston New Road to serve the site instead of the currently proposed access via Foxwood Chase.

Informative Notes

If an alternative access is proposed there would need to be a re-notification, consultation and consideration of that revised proposal prior to the application being re-presented to Committee for a decision.

Item Number: 2

Application Reference:	17/0530	Type of Application:	Full Planning Permission
Applicant:	AC PROPERTIES LTD	Agent :	Alan Jones Chartered Surveyors
Location:	SITE 2A LAND SOUTH EAST, HALLAM WAY, WESTBY WITH PLUMPTONS		
Proposal:	ERECTION OF BUILDING FOR BUILDERS MERCHANT (SUI GENERIS) WITH ASSOCIATED HIGHWAY EXTENSION, PARKING AREAS, EXTERNAL STORAGE AND LANDSCAPING		

Decision

Full Planning Permission: Delegate the authority to grant planning permission to the Head of Planning & Housing subject to the completion of a Section 106 agreement in order to secure:

- A financial contribution of £30,000 towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site, with the agreement expected to meet the full amount quoted, unless a viability appraisal has been agreed with the Local Planning Authority.

And, that any planning permission granted be subject to any necessary revision and the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. The development 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 consent relates to the following details:

Approved plans:

- Site Layout & Landscaping drawing number B17-1829.07 rev E
- Elevation drawing number B17-1829.03
- Floor Plan drawing number B17-1829.01

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

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

Reason: In order to ensure a satisfactory standard of development, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

4. Prior to commencement of the development hereby approved, a Landscaping scheme (including soft and hard surface landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall include car parking and storage yard hard surfacing materials. Soft landscape details shall provide for linkages to the western drainage ditch and include plans and written specifications noting species, plant size, number and densities and an implementation programme.

The development shall be implemented in accordance with the agreed scheme and programme of implementation and retained thereafter.

Reason: To enhance the quality of the development in the interests of the amenities of the locality, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

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

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

6. The height of any external storage shall not exceed 2.4m.

Reason: In the interests of visual amenity and on site highway safety, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

7. The car park and service yard area shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

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

8. 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) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;

vi) Protection of existing drainage ditches.

Reason: To safeguard the ecological value of the site, and, maintain the operation and safety of local streets and the through routes in the area during site preparation and construction, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan, and Policies GD7, ENV1 and ENV2 of the submission version Fylde Local Plan to 2032 and the NPPF.

9. For the duration of the construction period facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

10. No part of the development hereby approved shall commence until a scheme for the construction of the roundabout site access and new road has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

The approved scheme shall be implemented prior to any occupation of or trading from the development.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Local Plan, CL1 and CL2 of the submission version Fylde Local Plan to 2032 and the NPPF.

12. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has yet to be agreed. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is

the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Local Plan, CL1 and CL2 of the submission version Fylde Local Plan to 2032 and the NPPF.

13. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - a. On-going inspections relating to performance and asset condition assessments
 - b. Operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Local Plan, CL1 and CL2 of the submission version Fylde Local Plan to 2032 and the NPPF.

14. No development shall commence until details of the finished floor levels have been submitted to, and approved in writing by, the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory standard of development, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

15. A scheme for the provision of bat and bird boxes within the scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development and retained thereafter.

Reason: To enhance the biodiversity value of the site, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan, and, Policies ENV1 and ENV2 of the submission version Fylde Local Plan to 2032.

16. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and

shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: To enhance the biodiversity value of the site, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan, and, Policies ENV1 and ENV2 of the submission version Fylde Local Plan to 2032.

17. The security fencing as detailed on drawing number B17-1829.07 rev E shall be a maximum of 2.4m in height and coloured dark green.

Reason: In order to ensure a satisfactory standard of development, in accordance with Policy GD7 of the submission version Fylde Local Plan to 2032 and the NPPF.

18. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 or any other legislation that amends or re-enacts those Orders, the premises hereby approved shall be used only as a builder's merchants with sales or hire to tradesman.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location.

Informative notes:

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

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. Ecology:

If the presence of protected species are found at the site all site works shall cease and further ecological advice shall be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

3. United Utilities:

According to our records we have an easement which crosses the proposed development site. The easement is 3 metres in width and has been granted in perpetuity and is under UU Ref Z1263. Under no circumstances should anything be stored, planted or erected on the easement, nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24hr access.

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 13 metres, 6.5 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The applicant can discuss any of the above with Developer Engineer, Graham Perry, by email at wastewaterdeveloperservices@uuplc.co.uk

Water Comments

The level of cover to the water mains and sewers must not be compromised either during or after construction. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The comments made in this letter regarding site drainage reflect this approach.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

4. Lead Local Flood Authority:

Pollution Prevention to Ordinary Watercourse

Even if the applicant is not intending to discharge or carry out any works to the ordinary watercourses they should contact the Lead Local Flood Authority on 0300- 123-6780 or highways@lancashire.gov.uk to discuss the proposals to ensure that the development will not result in a negative impact of the water quality or ecology of the watercourse.

For example, pollution control measures may be required. Information on pollution control measures can be found in Pollution Prevention Guidance (PPG) which provides advice about how to prevent pollution and comply with environmental law when planning works near, in or over ponds, lakes, ditches, streams, rivers and other watercourses.

It gives information about planning the works, managing silt, concrete and cement, oils and chemicals, maintaining structures over watercourses, waste management and responding to pollution incidents.

Pollution prevention guidance can be found on the Environment Agency's website:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Land Drainage Consent

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to build or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

As a minimum, the applicant will be expected to:

- Carry out studies of the existing culvert/watercourse condition and capacity;
- Undertake an examination of the downstream condition and implications of the development proposal, and;
- Restrict discharge rates so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

As per Lancashire County Council Consenting and Enforcement Policy, it should be noted that the Lead Local Flood Authority will generally refuse consent applications which seek to culvert an existing ordinary watercourse. This is in line with Environment Agency guidance on protecting watercourses: <http://evidence.environment-agency.gov.uk/FCERM/en/FluvialDesignGuide/Chapter8.aspx?pagenum=6>

You should contact the Flood Risk Management Team at Lancashire County Council to obtain Land Drainage Consent. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

For the avoidance of doubt, once planning permission has been obtained it does not mean that land drainage consent will be given.

5. Highway Authority:

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 Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.

Item Number: 3

Application Reference:	17/0540	Type of Application:	Full Planning Permission
Applicant:	Gorst Estates	Agent :	CFM Consultants Ltd.
Location:	GORST FARM, LODGE LANE, ELSWICK, PRESTON, PR4 3YH		
Proposal:	RETROSPECTIVE CHANGE OF USE OF LAND TO USE AS A MECHANICAL PLANT STORAGE COMPOUND INCLUDING DEMOLITION OF FORMER AGRICULTURAL BUILDING AND CREATION OF HARDSTANDING AREAS		

Decision

Full Planning Permission: - Refused

Reasons

1. The development is located in the designated countryside where the character of the area is mainly that of open agricultural land and other rural type uses. The change of use of the site for the open storage of plant, machinery and other civil engineering style commercial vehicles results in a significant harm to the established character and appearance of this area as a consequence of the extent of the area of open storage, the nature of the vehicles stored, the siting of modular buildings to facilitate the use and the exposed nature of areas of the site. There is no special justification for this commercial use to be established in this rural location that could outweigh the harm it causes to the visual appearance of the rural location, and so the development is contrary to Policies SP2, SP8, EMP3, EP11, EP27 and EP28 of the Fylde Borough Local Plan and to Policies GD4, criteria c, g, j and t of GD7, EC2 and ENV1 of the submission version of the Fylde Local Plan to 2032, and to the aims of the Framework.
2. The activities within the site associated with the uses proposed in this application will result in a level of noise and general disturbance that is harmful to the amenity of nearby residential neighbours to the site. The frequency of vehicle movements associated with the operation of the site as proposed, the nature of those vehicles, and their inevitable need to travel along rural roads that are unsuited for them will cause harm to residential amenity around the site and could compromise road safety.

Accordingly the development is contrary to the requirements of Policies SP2, SP8, EP27 and EP28 of the Fylde Borough Local Plan, to Policy GD4 and criteria b, g and p of Policy GD7 of the submission version of the Fylde Local Plan to 2032, and to the aims of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 188 of NPPF, or during the consideration of the application as promoted by para 187 of the NPPF.

However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

Item Number: 4

Application Reference:	17/0595	Type of Application:	Outline Planning Permission
Applicant:	Mr Robinson	Agent :	The Energy Partnership
Location:	LAND ADJ TO 12A OAK LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RR		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 30 DWELLINGS INCLUDING 10 AFFORDABLE DWELINGS (ACCESS AND LAYOUT APPLIED FOR AND OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: the authority to GRANT planning permission is delegated to the Head of Planning and Housing following:

- 1) A re-consultation with the Local Highway Authority regarding the implications of the site providing access to a larger area of housing land, and the consideration of their response by the Head of Planning and Housing in consultation with the Chairman, Vice Chairman and ward councillors.
- 2) A re-consultation with the Local Education Authority as to whether Newton Bluecoat Primary School is available as a nominated expenditure project, and the consideration of their response by the Head of Planning and Housing in consultation with the ward councillors.
- 3) The completion of a Section 106 agreement that will secure:
 - a) Provision, retention and operational details for 30% of the proposed dwellings to be affordable properties.
 - b) A financial contribution of £30,000 towards the improvement of the play area on School Lane, Newton.
 - c) A contribution of £64,269.81 towards addressing the expected shortfall of primary education capacity to serve the occupants of the development, such contribution to be spent at the primary school considered appropriate by the Head of Planning and Housing following the re-consultation with the Local Education Authority referred to above.
 - d) A contribution of £71,086.55 towards addressing the expected shortfall of secondary education capacity to serve the occupants of the development, such contribution to be spent at Ashton Community Science College, Preston.

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 that demonstrates that the payment of some, or all, of these would render the development to be unviable.

And, that any planning permission granted be subject to any necessary revision and the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than:

- a) The expiration of three years from the date of this permission; or,
- b) Two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:

1. Access roads within the site.
2. Scale.
3. External appearance.
4. Landscaping.

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

3. This permission relates to the following plans:

1. Location Plan. Revision A.
2. 'Proposed Site Plan' revision C.
3. Proposed Site Access drawing number 1712-410.

(Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.)

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall provide for a development which demonstrates compliance with the principles of the landscape strategy indicated on the drawing titled Proposed Site Plan revision C. The scheme shall include, but not be limited to, the following details:

1. Retention of all existing trees, hedgerows and other vegetation on/overhanging the site.
2. A compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development.
3. The introduction of a landscape buffer adjacent to Parrox Lane.
4. The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (1) to (3).
5. The type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

The approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the developments visual impact on the open countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development, in accordance with Policies HL2, EP10, EP12, EP14, EP18, EP19 and TREC17 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

5. Prior to commencement of the development hereby approved, details of finished floor levels and external ground levels for each plot in relation to finished floor levels of existing dwellings adjoining the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity, in accordance with Policies HL2 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

6. That the reserved matters submission pursuant to this permission shall confirm that any dwellings on the site shall be restricted to no more than 2 storeys in height.

Reason: To ensure the development retains the character of the area and safeguards the amenity of existing residents, in accordance with in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

7. Prior to the commencement of development a scheme to confirm the foul water drainage arrangements along with the provision of any associated infrastructure such as pumping stations shall be submitted to and approved in writing by the Local Planning Authority. This foul drainage shall be on a separate system to any surface water drainage. The approved scheme shall be implemented as part of the development and maintained thereafter.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

8. As part of any reserved matters application and prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Those details shall include, as a minimum:

1. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay

and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD.

2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
3. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
4. Flood water exceedance routes, both on and off site.
5. A timetable for implementation, including phasing as applicable.
6. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
7. Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

9. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

1. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents Management Company.
2. Arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as:
 - on-going inspections relating to performance and asset condition assessments;
 - operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and
 - any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
3. Means of access and easements for maintenance purposes;
4. A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

10. There shall be no on site works, including site set up and the removal of any trees or shrubs until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

1. The parking of vehicles of site operatives and visitors;
2. Loading and unloading of plant and materials used in the construction of the development;
3. Storage of such plant and materials;
4. Wheel washing facilities;
5. 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)
6. Routes to be used by vehicles carrying plant and materials to and from the site;
7. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties
8. Measures for the control of noise, vibration and dust disturbance created during any on site works.

Reason: In the interests of highway safety and general amenity of the area, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005).

11. No part of the development hereby approved shall commence until a scheme for the construction of the site access and footpath to the north side of Oak Lane has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

12. No dwellings shall be constructed until the approved scheme referred to in Condition 11 has been implemented and completed in accordance with the scheme details.

Reason: To safeguard highway safety and ensure the efficient and convenient movement of all highway users, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan (October 2015).

13. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extended before any development commences fronting the new access road.

Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

14. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 25 metres in both directions of Oak Lane as per drawing number 1712_410 are provided to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

15. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the communal areas of the development have been submitted to and approved by the local planning authority. These areas shall thereafter be maintained in accordance with the approved management and maintenance details..

Reason: In the interests of highway safety and visual amenity of the development, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

16. 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 interests of highway safety and visual amenity of the development, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

17. Prior to commencement of the development hereby approved, a scheme to protect retained trees and hedgerow during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

18. There shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity, in accordance with Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

19. Prior to commencement of the development hereby approved, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority for:

1. Any works within or adjacent to the root protection area of trees to be retained on site or overhanging the site.

The AMS shall detail the root protection area (RPA) of affected trees and method of construction for any works within the RPA, in order to minimise disturbance to tree roots and preserve longevity of the tree. The development shall be constructed in accordance with the approved details.

Reason: To protect existing trees and hedgerows on or overhanging the site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

20. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (1st March - 31st August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and

shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds, in accordance with Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

21. Prior to commencement of the development hereby approved, a scheme providing for Biodiversity Enhancement Measures within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: To ensure adequate mitigation for the loss of habitat resultant from the development, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

22. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of public open space and/ or amenity landscaping. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the development is implemented and maintained to a satisfactory degree into the future, in accordance with Policy HL2 and TREC17 of the adopted Fylde Borough Local Plan (October 2005) and with Policy ENV4 of the Submission Version of the Fylde Local Plan to 2032.

23. Prior to commencement of the development hereby approved, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
1. Identify those areas/features on site that are particularly sensitive to bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging.
 2. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To safeguard the biodiversity of the site, , in accordance with Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

24. Prior to clearance of any vegetation from the site, the site shall be checked for the presence of Brown Hare and/ or their young, by a nominated person or ecologist

Reason: In order to avoid harm to Brown Hare and their young, in accordance with Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

25. There shall be no on site works, including site clearance, preparation or demolition until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, archaeological survey, formal excavation of remains or other actions) and a subsequent phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development in accordance with Policy EP4 of the adopted Fylde Borough Council Local Plan and ENV 5 of the submission version Fylde Local Plan to 2032.

26. On site works and receipt of deliveries shall only take place between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

27. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class A, B, C, E, F and Part 2, Class A of the Town and Country Planning (General Permitted Development) 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.

Part 1 Class Variables:

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

Part 2 Class Variables:

A erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Reason: To ensure longevity of retained trees on site, 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, and, in the interests of residential amenity.

28. All roads, footpaths and cycleways indicated on the approved layout plan shall be constructed to adoptable standard and, where they are adjacent to or approach the site boundary, they

shall be provided up to and contiguous with that part of the site boundary and shall be made available for use by members of the public.

Reason: In order to prevent the sterilisation of the development potential of adjoining land and to provide for pedestrian cycle and vehicular access through the site in the event that adjacent areas of land are developed in the future in accordance with the provisions of Policy SL5 of the emerging Fylde Local Plan to 2032.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems.

2. Lead Local Flood Authority:

For the avoidance of doubt, this approval does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

This approval does not grant the applicant permission to connect to the highway drainage network.

Condition of Culvert: Further Investigation Required

The FRA indicates that works to the watercourse may involve the highway (Parrox Lane). Further investigations are needed to determine the feasibility of this option in conjunction with the highway authority and an appropriate legal agreement and/or financial agreement may need to be sought. Subject to the findings of further investigations to establish the condition of the culverted ordinary watercourse, the feasibility of discharging surface water to the culverted watercourse an agreed acceptable rate may be subject to appropriate mitigation measures and may be subject to an appropriate legal agreement.

3. United Utilities:

Water Comments:

We can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments:

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on Property.Searches@uuplc.co.uk to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information:

United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage:

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
4. Lancashire County Council Education:
LCC have assessed the viability of this development by assuming the 30 dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available. This could result in a reduced pupil yield dependant on dwelling size.
5. LCC Highways:
Internal Layout:
(LCC) Highways has made the following provisional comments regarding the internal layout of the site and the applicant is advised to consider these comments as part of any reserved matters planning application:-
1. The minimum internal single garage size to be 6x3m and this includes integral garages.
 2. The private drives to have a minimum width of 3.2m where they are used for vehicular access and pedestrian access to the property. From Approved Document M (Access to and use of buildings). Clause 6.15-b and 6.17-a require flights with unobstructed widths of at least 900mm.
 3. The Joint Lancashire Structure Plan recommends the following parking provision, the site is not in a highly accessible location and car ownership would be expected to be high. In addition (LCC) Highways are of the opinion that shown highway layout would not be suitable for long term on road parking due to the layout and drive locations: -
 - One-bedroom properties to have 100% parking.
 - Two to three bedroom properties to have 200% parking.
 - Four to five bedroom properties to have 300% parking.
 - The car parking recommendations above also includes affordable housing

4. Where a 2m wide footpath/ service verge is not being provided, prove the sight lines from each drive to ensure the sight lines are not over third party land, when the plots are sold or obstructed by the adjacent neighbouring parking bay or the proposed trees. The recommended sight lines are 2.0x17m in both directions and are based on table 7.1 from Manual for Streets and an estimated wet road 85th percentile speed of 15mph. Pedestrians including mobility impaired and children would be expected on road to access these properties when using the cycle link. (This recommendation affects the car parking bays fronting the affordable properties).

Future highway adoption considerations:

(LCC) Highways has made the following provisional comments regarding the future highway adoption under a section 38 agreement with Lancashire County Council and the applicant is advised to consider these comments as part of any future reserved matters application, where they wish to offer the road for adoption. Where the recommendations below are not implemented the highways may not be suitable for adoption and they will remain private. Further guidelines regarding highway adoptable layout can be found on the Lancashire County Council Residential Road Design Guide and the construction of the highway to be to the Lancashire County Council Specification for Estate Roads 2011 edition:-

1. A 2m wide footpath or service verge is required for locating statutory undertakes equipment' protecting the sight lines from drives and must be provided where buildings front the road and any drives serving properties. Where properties and drives do not front the carriageway the footpath or service verge width can be reduced to 0.5m providing there is no street lighting. If street lighting is required on the narrow footpath or service verge the width is to be increased to 800mm. Please note - the car parking spaces must not be over the 2m wide footpath or service verge areas and the sight lines from private drives over the narrow service verge will need to be considered, based on the guide lines from Manual for Streets and an estimated 85th percentile speed of 15mph. (This requirement affects both turning heads and the car parking associated with the affordable properties. The adoption of the footpath behind private car parking bays would not be considered due to access for future maintenance additional issues with street lighting levels and issues of the sight lines when cars are parked in the opposite bay "safety issue as detailed above").
2. The cycle links to be illuminated with signing; lining and features to restrict vehicle movements along them.

(LCC) Highways recommends the local planning authority attaches conditions requiring an agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

The reasoning for the above recommendations are based on the Department of Transport Advice Note "Highway Adoptions" The adoption of roads into the public highway (1980 Highways Act). Which was published in April 2017

Any proposed sustainable drainage systems under the adoptable highway will only be considered acceptable where they are adopted by United Utilities under the powers of the Water Industry Act 1991 or they only retain highway surface water.

The applicant is also advised that the adoptable highway surface water drainage system must not be used for the attenuation or storage of any flood waters from the adoptable United Utility surface water system or any private surface water drainage system etc.

The applicant is advised to begin early discussions between the Highway Authority's section 38 officers at Lancashire County Council, the Lead Local Flood Authority at Lancashire County Council and

United Utilities as advised in the Department of Transport Advice Note "Highway Adoptions" "The adoption of roads into the public highway (1980 Highways Act)", published in April 2017.

Item Number: 5

Application Reference:	17/0661	Type of Application:	Full Planning Permission
Applicant:	Star Pubs & Bars	Agent :	JWPC Chartered Town Planners
Location:	THE PLOUGH, 2 LYTHAM ROAD, FRECKLETON, PRESTON, PR4 1XA		
Proposal:	RETROSPECTIVE APPLICATION FOR SITING OF CHILDRENS PLAY EQUIPMENT TO FRONT / SIDE OF PUB (REVISED LOCATION TO THAT APPROVED UNDER PLANNING PERMISSION 16/0564)		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

1. This permission / consent relates to the following details:

Approved plans:

- Location Plan - Blackwell's mapping
- Proposed Plans and Elevations - drawing no. P/SP&B/PL03

Supporting Reports:

- Supporting statement - JWPC - dated 31st July 2017

Reason: To provide clarity to the permission.

2. Within 2 months of the date of this decision the climbing frame and timber fencing shall be treated with a dark timber stain and thereafter the timber shall be maintained and retained in its approved form.

Reason: In the interest of visual amenity in accordance with Policies CF1 of the Fylde Borough Local Plan, as altered (October 2005) and Policy GD7 of the submission version of the Fylde Local Plan to 2032 and the aims of the NPPF.

Informative notes:

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

Item Number: 6

Application Reference:	17/0665	Type of Application:	Full Planning Permission
Applicant:	RP Tyson Construction	Agent :	Croft Goode Limited
Location:	CHURCH ROAD METHODIST CHURCH, CHURCH ROAD, ST ANNES, LYTHAM ST ANNES, FY8 3NQ		
Proposal:	ERECTION OF 10.NO AFFORDABLE RESIDENTIAL DWELLINGS FOLLOWING DEMOLITION OF EXISTING CHURCH ROAD COMMUNITY CENTRE		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This consent relates to the following details:

Approved plans:

- Site Location Plan - 16-2134 EX001 Rev C
- Proposed Site Layout - 16-2134 PN001 Rev C
- Proposed House Types - 16-2134 PN101
- Proposed Apartment Types - 16-2134 PN102
- Proposed Elevations - 16-2134 PN201 Rev A
- External Works/Boundary Treatments - 16-2134 PN009 Rev C
- Demolition Plan - 16-2134 PN002

Supporting Reports:

- Design and Access Statement - 16-2134 PN901 (Prepared by Croft Goode Architects)
- Preliminary Risk Assessment - 15-B-10891 (Prepared by Carley Daines & Partners)
- Planning Statement (Prepared by Shepherd Planning. Dated July 2017)

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

3. The development hereby approved shall comprise of not less than 100% affordable housing, and shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing scheme shall confirm that the affordable housing meets the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), and shall include:
 - a) The tenure and type of the affordable housing provision;
 - b) Proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;

- c) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
- d) The occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the enforcement of such occupancy criteria.

The development shall be implemented and occupied in accordance with the approved scheme at all times.

Reason: To ensure the dwellings are provided and remain as affordable housing in perpetuity, and that they meet the identified local affordable need in accordance with the requirements of policy H4 of the Submission Version of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

- 4. Notwithstanding any denotation on the approved plans details of all the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

- 5. Prior to the commencement of development a scheme for the disposal of foul water for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

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

- 6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

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

- 7. The access and parking areas shall be constructed in accordance with the approved details shown on submitted plan ref: 16-2134 PN001 Rev C, and the parking areas indicated for each dwelling shall be made available prior to the first occupation of that property, with those areas thereafter retained available for the parking of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

- 8. Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be

submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

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

9. Notwithstanding any denotation on the approved plans details of all boundary treatments (including the cycle store and bin store), including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure a satisfactory standard of development.

10. The recommendations outlined on page 9 of the submitted "*Preliminary Risk Assessment*" prepared by Carley Daines & Partners (ref: 15-B-10891) shall be implemented in full. Should contamination be found on the site works shall cease and the Local Planning Authority shall be notified in writing. A new remediation strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the recommencement of works on site.

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

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

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

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

12. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, hard surfacing materials, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer

shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

13. The whole of the landscape works, as approved in condition 12, shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

Informative notes:

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

Item Number: 7

Application Reference:	17/0667	Type of Application:	Full Planning Permission
Applicant:	Fox Bros. (Elswick) Ltd.	Agent :	CFM Consultants Ltd
Location:	GORST FARM, LODGE LANE, ELSWICK, PRESTON, PR4 3YH		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AGRICULTURAL LAND TO FORM A STONE-SURFACED STORAGE SITE/COMPOUND ASSOCIATED WITH RAILWAY IMPROVEMENT WORKS (TEMPORARY USE SOUGHT UNTIL 31 MARCH 2018)		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

- The use of the site as a storage compound shall be limited to use in association with the Preston to Blackpool rail improvement works only, and shall be laid out as shown on plan PF/04544/004 Rev D.

Reason: To provide clarity to the permission.
- The on-site storage use hereby permitted shall be discontinued no later than 31 March 2018.

Reason: To enable the Local Planning to retain a measure of control over the use of the site in the interests of visual and neighbour amenity and highway safety in accordance with Policies SP2, SP8, EP11, EP22, EP27 & EP28 of the Fylde Borough Local Plan, as altered (October 2005) and Policies GD4, EC2, ENV1, GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.
- That within 2 weeks of the date of this permission the signs indicated on plan PF/04544/004 Rev D shall be erected within the confines of the adopted highway at either side of the site access in the locations shown on that plan. These signs shall be retained during the operation and remediation of the site.

Reason: In order to provide advance warning of the site access point to delivery vehicles and other road users in the interests of improving highway safety in the vicinity of the site.
- Within 2 months of the date of this permission a scheme for the remedial works to re-instate the site to make it available for agricultural use shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of landscaping, levels, method of removal and disposal of hardcore materials, and the routeing / timing of vehicular movements associated with the remediation. The approved scheme shall be implemented immediately upon cessation of the use of the site as a compound and shall be completed no later than 30 June 2018.

Reason: In the interests of visual and neighbour amenity in accordance with Policies SP2, SP8, EP11, EP22, EP27 & EP28 of the Fylde Borough Local Plan, as altered (October 2005) and Policies GD4, EC2, ENV1, GD7 of the submission version of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions

Item Number: 8

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

Decision

Application Deferred

Reason

The comments from the Local Highway Authority, which were received after the publication of the agenda, raise objection to the development and highlight the need for additional information regarding how the car parking arrangements for this development will align with those across the Mill Farm site. The application is deferred to allow receipt of that information, consultation on it, and consideration of the overall parking arrangements to ensure that there is satisfaction that the parking on the site as a whole is appropriately provided and managed for all uses.

Item Number: 9

Application Reference:	17/0692	Type of Application:	Variation of Condition
Applicant:	Mr Cusworth	Agent :	
Location:	LAND ADJACENT TO STANLEY BANK FARM, SINGLETON ROAD, WEETON WITH PREESE, PRESTON, PR4 3PA		
Proposal:	TEMPORARY VARIATION OF CONDITION 6 OF PLANNING PERMISSION 94/0399 TO EXTEND THE MODEL AIRCRAFT FLYING TIMES TO 09.00 - 21.00 ON MONDAY - FRIDAY / 09.00 - 19.00 ON SATURDAY AND SUNDAY IN PERIOD 1 MAY - 30 SEPTEMBER 2018. (FOR REST OF YEAR HOURS REMAIN AT 09.00 - 21.00 WEDNESDAY ONLY WITH 09.00 - 19.00 ON ALL OTHER DAYS)		

Decision

Variation of Condition: - The authority to determine the application be delegated to the Head of Planning and Housing, with that decision made on conclusion of the neighbour consultation period and the consideration of any comments made. In the event that he resolves that the application is to be approved such approval will be subject to the following conditions or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable:

Conditions and Reasons:

- 4 No model should be operated which gives a noise measurement at 7 metres of more than 82dB(A). (Measurements taken in accordance with the appendix to the Code of Practice in Noise from Model Aircraft 1982).

Reason: To safeguard the amenities of the neighbourhood
- 5 The point of launch of radio controlled models should not be nearer to any noise sensitive premises than 500 metres

Reason: To safeguard the amenities of the neighbourhood
- 6 The flying of model aircraft shall not take place outside the hours of 09.00 and 21.00 Monday to Friday, outside the hours 09.00 and 19.00 on Saturdays, and outside the hours 10.00 and 19.00 on Sundays and Bank Holidays, for the period 01 May 2018 and 30 September 2018. After the 30 September 2018 the flying of model aircraft on Monday to Friday shall only be between 09.00 and 19.00, except Wednesdays which shall be between 09.00 and 21.00.

Reason: To allow a trial extension of the permitted flying hours whilst providing appropriate controls to protect the amenity of neighbouring residences and users of the countryside should the extended hours lead to operations at a scale that generates noise nuisance. The condition is imposed to ensure compliance with Policy EP27 of the Fylde Borough Local Plan.

Informative notes:

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

