



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 6 December 2017
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Jan Barker, Angela Jacques, Neil Harvey, Barbara Nash, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Rob Buffham, Lyndsey Lacey- Simone
<b>Members of the Public:</b>	Approx 12 members of the public were in attendance during the course of the day.

### Public Speaking at the Planning Committee

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

#### 1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Heather Speak declared a personal and prejudicial interest in planning applications nos: 17/0858 and 17/0859 relating to New Hall Farm, Roseacre Road, Wharles and withdrew from the meeting during the discussion and voting thereon.

#### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 8 November 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 Michael Cornah.

Councillor Angela Jacques for Councillor Christine Akeroyd.

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.

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 27 October and 24 November 2017.

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# Planning Committee Minutes

## 06 December 2017

Item Number: 1

<b>Application Reference:</b>	17/0347	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	J Tomlinson & Son	<b>Agent :</b>	Ian Pick Associates Ltd
<b>Location:</b>	CLIFTON MARSH FARM, PRESTON NEW ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 0XE		
<b>Proposal:</b>	ERECTION OF AN ADDITIONAL BROILER REARING UNIT FOR UP TO 18,000 BIRDS WITH ASSOCIATED FEED BINS, HARDSTANDING AREA AND SURFACE WATER ATTENUATION POND (RESUBMISSION OF APPLICATION REF: 16/0813)		

### Decision

The decision on the application is delegated to the Head of Planning and Housing on:

- Conclusion of the statutory site and press notification period required for major applications and the consideration of any comments received as a result.
- Confirmation from the Lead Local Flood Authority that they are content with the foul and surface water drainage solution proposed.
- The consideration of any additional comments and inclusion of additional or revised conditions as a consequence of these matters.

In the event that the Head of Planning and Housing determines that the application should be approved then the following conditions are proposed:

### Conditions and Reasons

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

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

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

#### Approved plans:

- Location Plan - Ian Pick Associates drawing IP/JT/01 Rev B
- Site Plan - Ian Pick Associates drawing IP/JT/02 Rev D
- Elevation, Section and Layout Plan - Harlow 16 037 01
- Feed Bin Elevations - Ian Pick Associates drawing IP/TW/03

#### Supporting Reports:

- Design and Access Statement - Ian Pick Associates
- Habitat Suitability Assessment for Birds - Craig Emms and Linda Barnett (April 2017)
- Method Statement for Great Crested Newts - Craig Emms and Linda Barnett (April 2017)

- Attenuated Wetland Area letter - Hydro-Logic Services (16 October 2017)

Reason: To provide clarity to the permission.

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

In the interests of visual amenity.

4. Prior to the commencement of any development hereby approved, a scheme of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the retention of all the hedges on site and the establishment of additional biodiversity benefiting landscaping around the site, and shall include a implementation phasing and maintenance schedule that is appropriate for the scheme proposed. The approved landscaping scheme shall be implemented and maintained in accordance with these approved details, with maintenance continuing for at least 5 years following the completion of the landscaping.

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

5. Prior to the commencement of development a scheme for the drainage of the site shall be submitted to and approved in writing by the local planning authority. This scheme shall include:

- the discharge of surface water to the ditch as approved in condition 2
- the design and routeing of a means of connecting the surface water drainage from the building to the ditch
- details of the mechanism by which pollutants will be prevented from entering the surface water drainage system from the site at any time
- details of the foul water treatment / storage arrangements
- a time scale for the implementation of the agreed works
- a schedule for the maintenance of the approved works.

This scheme shall be implemented and maintained in accordance with the agreed details at all times.

Reason: To ensure adequate arrangements are in place for the appropriate foul and surface water drainage of the site so as to prevent pollution of the water environment in accordance with Policy EP25 of the Fylde Borough Local Plan, and the avoidance of harm to designated sites in accordance with Policy EP16, EP17 and EP19 of the Fylde Borough Local Plan.

6. No construction works for the building shall commence until details of the finished floor levels of that building, and the works to be undertaken to ground levels elsewhere on the site to accommodate those 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 that will not cause any potential risk of flooding to the building or elsewhere as a consequence of its construction given the position of the site in Flood Zone 2.

7. That the development hereby approved shall be undertaken in strict accordance with the methodology and supervisory arrangements explained in the Method Statement for Great Crested Newts as approved in condition 2 of this planning permission.

Reason: To minimise the risk of harm to the population or habitats of this protected species in accordance with Policy EP18 of the Fylde Borough Local Plan.

8. In the event that the presence of any protected species is identified or suspected during works, works must cease and Natural England/a licenced ecologist should be contact immediately for advice, thereafter a Method Statement shall be agreed with and subsequently implemented and monitored to the satisfaction of the Local Planning Authority.

The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

9. Prior to the commencement of works a Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following elements and shall be implemented during the construction works:

- a. In the event that works that may affect nesting birds are to be undertaken between March and August inclusive a survey of the site shall have first been undertaken by a suitably qualified ecologist and the result submitted to the Local Planning Authority to confirm the absence of nesting birds.
- b. Details of the site compound and vehicle storage areas to ensure that these do not pose any risk to ecologically sensitive habitat
- c. Details of any lighting to be used on site to support the construction work including its direction and levels of illuminance

Reason: To ensure that the risk of harm to matters of ecological importance is minimised during the construction phase of the development in accordance with Policy EP18 of the Fylde Borough Local Plan

10. Prior to commencement of the development hereby approved, a scheme for any external lighting associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to avoid excessive light spill and shall not illuminate potential bat habitat (e.g. hedgerow, trees/woodland) and or/ bird breeding places. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2009*).

The development shall be constructed in accordance with the approved scheme.

Reason: The above are protected by The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), and The Natural Environment and Rural Communities Act 2006.

11. Prior to the commencement of any development hereby approved, a scheme for the storage and collection of refuse generated within the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the location of any refuse storage facility and the arrangements for its collection and the frequency of that collection. This

scheme shall be implemented and arrangements put in place prior to the first use of the building hereby approved.

Reason: To provide for suitable refuse collection arrangements for the site in the interests of general environmental protection needs and the character of the area.

12. Notwithstanding the permitted development rights available within the Town and Country Planning (General Permitted Development) (England) Order 2015 the building hereby approved shall be used for the rearing of chickens or other agricultural purposes only.

Reason: To retain appropriate control over the use of the building given the sensitive environmental, ecological, visual and hydrological location of the site.

**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; and,
  3. Securing revised plans during the course of the application which have overcome initial problems.
2. The applicant or eventual developer's attention is drawn to the comments of National Grid on this application. These highlight the proximity of the development to a High Pressure Gas Pipeline and the appropriate safety and operational safeguards to be followed when undertaking any construction.
3. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway or watercourse.

**Item Number: 2**

<b>Application Reference:</b>	17/0572	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Young	<b>Agent :</b>	Gary Hoerty Associates
<b>Location:</b>	FYLDE TROUT FISHERY, BACK LANE, WEETON WITH PREESE		
<b>Proposal:</b>	RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF THE LAND FOR CAMPING AND SITING OF 25 CAMPING PODS FOR EITHER HOLIDAY USE OR USE ASSOCIATED WITH THE EXISTING FISHERY, THE GENERAL USE OF THE FACILITIES BUILDING TO SUPPORT THE FISHING AND HOLIDAY USES, AND THE USE OF ANCILLARY FACILITIES ON SITE (CAR PARKING AREAS, OFFICE BUILDING, TOILET) TO SUPPORT THE FISHING AND HOLIDAY USES. EXCAVATION OF ADDITIONAL FISHING LAKE AND PROVISION OF LANDSCAPING TO SITE.		

**Decision**

Full Planning Permission :- Application Deferred

**Reason**

To allow consideration alongside an application for expansion of the adjacent Little Orchard Caravan Site at the 10 January 2018 meeting of Committee.

**Item Number: 3**

<b>Application Reference:</b>	17/0738	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Gladman Care Homes Ltd	<b>Agent :</b>	
<b>Location:</b>	AXA DATA CENTRE, WEST CLIFFE, LYTHAM ST ANNES, FY8 5DR		
<b>Proposal:</b>	DEVELOPMENT OF SPECIALIST ACCOMMODATION FOR THE ELDERLY CONSISTING OF 65 APARTMENTS WITH CARE, COMMUNAL FACILITIES, PARKING AND ASSOCIATED PRIVATE AMENITY SPACE		

**Decision**

Full Planning Permission :- Application Deferred

**Reason**

To allow discussions with the applicant regarding the provision of additional parking spaces within the scheme and the improvement of the design of critical elevations of the building visible from West Cliffe.

**Item Number:** 4

<b>Application Reference:</b>	17/0818	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	RG & JM Towers	<b>Agent :</b>	Ian Pick Associates Ltd
<b>Location:</b>	THREE NOOKS WOOD, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3WA		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL BUILDING FOR USE AS GRAIN STORE WITH ASSOCIATED ACCESS TRACK AND RETROSPECTIVE APPLICATION FOR ALTERATIONS OF GROUND LEVELS TO PROVIDE LEVEL AREA FOR BUILDING		

## Decision

The decision on the application is delegated to the Head of Planning and Housing on:

- Conclusion of the statutory site and press notification period required for major applications and the consideration of any comments received as a result.
- The consideration of any additional comments and inclusion of additional or revised conditions as a consequence of these matters.

In the event that the Head of Planning and Housing determines that the application should be approved then the following conditions are proposed:

## Conditions and Reasons

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

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

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

### Approved plans:

- Location Plan - drawing no. IP/RT/01
- Site layout plan - drawing no. IP/RT/02
- Proposed floor plans and elevations - drawing no. IP/RT/03
- Proposed topographic plan - drawing no. IP/RT/05
- Proposed section - drawing no. IP/RT/06

### Supporting Reports:

- Design and Access Statement - Ian Pick Associates Ltd

Reason: To provide clarity to the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for the storage of grain or other agricultural purposes associated with the chicken rearing operation undertaken at Three Nooks Wood.



Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character and proper planning of the area.

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

In the interests of visual amenity.

5. No site clearance, site preparation or development work shall take place until a landscaping scheme incorporating ecological habitat creation (bat bricks and/or tubes, bat boxes, bird boxes etc) and retention, enhancement and management schemes has been submitted and approved in writing. The scheme shall demonstrate maintenance of wildlife habitat (quantity and quality), including hedgerows and shall demonstrate that the development will be permeable to the passage of wildlife. Specific details shall also include finished levels and means of enclosures. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality and 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, Section 11.

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

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:** 5

<b>Application Reference:</b>	17/0829	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Mrs Anne Pratt	<b>Agent :</b>	David Bolton (Building Designer)
<b>Location:</b>	THE GUARDHOUSE SANDRINGHAM ROAD, REAR OF 205 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES, FY8 1EY		
<b>Proposal:</b>	APPLICATION FOR THE REMOVAL OF CONDITION 2 ON PLANNING PERMISSION 10/0723 TO ALLOW RESIDENTIAL ANNEX TO BE OCCUPIED SEPARATE TO EXISTING DWELLING.		

## Decision

Variation of Condition :- Granted

## Conditions and Reasons

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

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

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

### Approved plans:

- Location Plan - Produced by 'Buy A Plan', dated 22 September 2017 and scale 1:1250

### Supporting Reports:

- Design and Access Statement - Produced by David Bolton (Building Designer)

Reason: To provide clarity to the permission.

## 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

<b>Application Reference:</b>	17/0858	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Mr PICKERVANCE	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	NEW HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
<b>Proposal:</b>	MINOR MATERIAL AMENDMENT APPLICATION TO VARY THE APPROVED PLANS UNDER CONDITION 2 OF PLANNING PERMISSION 17/0014 TO REFLECT AN AMENDED LOCATION OF BUILDING		

## Decision

Variation of Condition :- Granted

## Conditions and Reasons

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

### Approved plans:

- Location Plan - 'Standfords' (Revised 20 November 2017)
- Proposed Plans and Elevations - drawing no. ML/TP/5610A (Revised 20 November 2017)

### Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

2. That within 1 month of the date of this permission a scheme and programme for landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include the species, plant size, number and densities and an implementation and maintenance programme for the area indicated as landscaping by the green line on the location plan approved under condition 1 of this planning permission. The scheme and programme shall thereafter be carried out in accordance with the approved details during the first available planting season and shall be maintained for a period of not less than five years in accordance with the approved maintenance regime.

Reason: To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policies SP2 and EP11 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4 and ENV1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

3. Any illumination of buildings, canopies and other features of the premises hereby approved shall be diffused or baffled to the satisfaction of the Local Planning Authority to prevent any spread of direct light or glare over the public highway, the wider countryside or into neighbouring properties.

Reason: To ensure that such illumination does not prejudice the rural character of the area, local amenity or safety on the neighbouring highway in accordance with Policy EP28 of the Fylde Borough Local Plan, as altered (October 2005) 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. 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: 7**

<b>Application Reference:</b>	17/0859	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Mr PICKERVANCE	<b>Agent :</b>	ML Planning Consultancy Ltd
<b>Location:</b>	NEW HALL FARM, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
<b>Proposal:</b>	MINOR MATERIAL AMENDMENT APPLICATION TO VARY THE APPROVED PLANS UNDER CONDITION 2 OF PLANNING PERMISSION 17/0015 TO REFLECT AN AMENDED LOCATION OF BUILDING		

**Decision**

Variation of Condition :- Granted

**Conditions and Reasons**

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

Approved plans:

- Location Plan - 'Standfords' (Revised 20 November 2017)
- Proposed Plans and Elevations - drawing no. ML/TP/5610A (Revised 20 November 2017)

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

2. That within 1 month of the date of this permission a scheme and programme for landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include the species, plant size, number and densities and an implementation and maintenance programme for the area indicated as landscaping by the green line on the location plan approved under condition 1 of this planning permission. The scheme and programme shall thereafter be carried out in accordance with the approved details during the first available planting season and shall be maintained for a period of not less than five years in accordance with the approved maintenance regime.

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

locality in accordance with Policies SP2 and EP11 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD4 and ENV1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

3. Any illumination of buildings, canopies and other features of the premises hereby approved shall be diffused or baffled to the satisfaction of the Local Planning Authority to prevent any spread of direct light or glare over the public highway, the wider countryside or into neighbouring properties.

Reason: To ensure that such illumination does not prejudice the rural character of the area, local amenity or safety on the neighbouring highway in accordance with Policy EP28 of the Fylde Borough Local Plan, as altered (October 2005) 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. 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: 8**

<b>Application Reference:</b>	17/0862	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Kensington Developments Ltd	<b>Agent :</b>	
<b>Location:</b>	LAND FORMING KENSINGTON DEVELOPMENTS SITE, QUEENSWAY, LYTHAM ST ANNES		
<b>Proposal:</b>	APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING OF 66 NO. DETACHED DWELLINGS AND GARAGES.		

#### **Decision**

The authority to approve this application be delegated to the Head of Planning & Housing subject to receipt and consideration of comment from the Flood Authority and United Utilities, and any others, that any planning permission granted be subject to any necessary revision and conditions resultant of these comments, and, completion of a Section 106 agreement that will secure:

1. A tie of the planning approval to the Legal Agreement attached to outline planning consent on the site (08/0058).
2. Contribution toward Travel Plan monitoring – amount to be determined.

And the following conditions (or any amendment to the wording of these conditions, additional conditions, or Legal Agreement that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

#### **Conditions and Reasons**

1. **It is expected that additional conditions may be required relating to ecology, drainage and construction restrictions, as well as duplication of some contained within the outline and reserved matters approval notices.**
2. 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.

3. This permission relates to the following plans:

- Location Plan drawing number KD63/ 54 rev. B.
- Site A drawing number KD63/10 rev. E.
- Springfield house type drawing number 1880.H.09.
- Portland house type drawing number 1880.H.08.
- Mayfair house type drawing number 1880.H.07.
- Louisiana house type drawing number 1880.H.06.
- Grosvenor house type drawing number 1880.H.05.
- Charleston house type drawing number 1880.H.04.
- Buckingham house type drawing number 1880.H.03.
- Bridgeport C house type drawing number 1880.H.02.
- Baltimore house type drawing number 1880.H.01.
- Garages drawing number 1880.H.11.

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. Notwithstanding the submitted details, prior to the first construction of any dwelling hereby approved, representative samples of the external construction materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in construction of the development.

Reason: To provide sufficient clarity over the construction materials and in the interests of visual amenity for the dwellings, in accordance with Policy HL2 of the Fylde Borough Local Plan.

5. Notwithstanding the approved drawings detailed by condition 2 and prior to the first construction of any dwelling hereby approved, drawings which indicate dual aspect dwellings to dwellings on Plot numbers 101, 104, 115, 125, 133,134, 136 and 155 34 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and National Planning Policy Framework.

6. Prior to the first construction of any dwelling hereby approved, details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Policy HL2 and EP30 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

7. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of siting, height and construction materials and ensure provision of masonry boundary walls where visible in the street scene. The development shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the safety of future residents of the development, in accordance with Policy HL2 and HL6 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

8. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs for landscaping within the development.

The duly 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, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within ten years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements, in accordance with Policy HL2, EP14 and EP18 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

9. Prior to the first construction of any dwelling hereby approved and notwithstanding any denotation on the approved plans, a scheme of street lighting design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and be retained thereafter.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policies HL02 and HL06 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan to 2032.

10. Prior to the first construction of any dwelling 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 / 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 of the adopted Fylde Borough Local Plan (October 2005).

11. 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.

12. Construction works on the site and deliveries to/ from the site 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 Local Plan (October 2005) and the National Planning Policy Framework.

13. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained for use as a garage thereafter.

Reason: To ensure provision and retention of required parking within the development, in accordance with Policy T5 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

14. Prior to the first construction of any dwelling hereby approved, the following information shall be submitted to and approved in writing by the Local Planning Authority:

1. A detailed plan for the proposed buildings of that phase demonstrating that there would be no detrimental impact upon the operation of St Annes Radar, and,
2. Details of a scheme to mitigate any detrimental impact upon the St Annes Radar, including any associated timescales for implementation of the mitigation works.

The approved scheme of mitigation shall be implemented in accordance with the approved details and within the approved timescales, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of aircraft and public safety.

15. Unless permission to vary this condition is formally approved in writing by the local planning authority, the development hereby approved shall be carried out in full accordance with the approved drawings and the following supporting documents:

- Habitats Regulation Assessment (update October 2017).
- Environmental Statement Addendum (Ecology Matters) (TEP, November 2017).
- Ecological Assessment (TEP, October 2017).

Reason: In order to ensure the development is carried out in a manner that will not cause any adverse impacts on matters of ecological importance.

16. Prior to the first construction of any dwelling hereby approved, a scheme for the construction of all highway works applied for including permanent, temporary and any remediation works post-delivery have been submitted to, and approved by the Local Planning Authority in consultation with the appropriate Highway Authority. The development shall be constructed in accordance with the agreed details.

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.

17. Prior to the first construction of any dwelling hereby approved, the developer shall submit a construction phasing plan including off-site highways works and other highway works for approval by the Local Planning Authority and the appropriate Highway Authority. Development should not commence until this is approved in writing. This to include remediation works post removal of the temporary access point.

Reason: In order to maintain flow of traffic on local roads during site preparation and construction.



18. Prior to occupation of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall include objectives, targets, mechanism and measures to achieve and maintain targets, monitoring, implementation timescales and have a travel plan co-ordinator in post prior to first occupation and to remain for the full build out or 5 years per dwelling. The approved plans shall be implemented, audited and updated at intervals as approved.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions.

19. Prior to the first construction of any dwelling hereby approved, a scheme for the construction of off site highway works shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the following:
1. Foot/cycle way on Queensway from a point south of the existing Queensway junction to 3 Heyhouses Lane.
  2. Toucan crossing to the south of the frontage of this application linking the new foot/cycle way to the existing/modified provision on the opposite side of road. In line with Unilateral - Annexure – 4 – plans– 33 30-213 Proposed Highways produced by Cole Easdon.
  3. A temporary crossing towards the existing Queensway junction with a temporary refuge island. To provide safe access to the existing bus stops on Kilnhouse Lane.

The approved scheme of off-site highway works shall be implemented prior to first occupation of the development.

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).

20. Prior to the commencement of the development hereby approved, a scheme of energy efficiency and renewable energy generation to be provided for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The identified measures shall be implemented in accordance with the approved details prior to the occupation of each dwelling.

Reason: In order to ensure that the development is carried out in accordance with the provisions of Policy HOU4 of the St Anne's on the Sea Neighbourhood Development Plan 2016-2031.