



MINUTES

Planning Committee

Date:	Wednesday, 14 March 2018
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Maxine Chew, Neil Harvey, John Kirkham, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Clare Lord, Kieran Birch, Mathew Taylor, Lyndsey Lacey- Simone
Members of the Public:	10 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.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 7 March 2018 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council Procedure Rule 23(a):

Councillor Maxine Chew for Councillor Heather Speak.

Councillor John Kirkham for Councillor Michael Cornah.

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.

5. St Annes Regeneration: Wood Street

The Chairman invited Mark Evans (Head of Planning and Housing) to introduce the report. Further to the committee's decision in July 2017, the report outlined the proposal to undertake a further area of regeneration/enhancement of St Annes Town Centre along the easterly end of Wood Street.

An overview of the scheme together with the proposed costings/funding arrangements were set out in the report. Members were advised that an updated report detailing the final costings/funding arrangements, method of procurement and timescales would be presented to committee in due course.

A copy of the draft initial scheme was included at Appendix 1 of the report.

Following consideration of this matter, it was RESOLVED

1. To recommend that the Finance and Democracy Committee approve an addition to the Capital Programme scheme for regeneration works in St Annes for 2018/19 in the sum of £189,745, fully-funded from Section 106 contributions now held by The Council for this purpose; and
2. To note that a further report containing full details of the scheme will be presented to the Planning Committee for approval, prior to the commencement of the works.

Information Items

6. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 26 January and 1 March 2018.

Fylde Borough Council copyright [2018]

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

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

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

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

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

Planning Committee Minutes

14 March 2018

Item Number: 1

Application Reference:	17/0786	Type of Application:	Full Planning Permission
Applicant:	Mr Jones	Agent :	Firth Associates Ltd
Location:	3-4 MANOR COTTAGES, THE GREEN, WREA GREEN		
Proposal:	PROPOSED TWO STOREY REAR EXTENSION, INSERTION OF PATIO DOORS TO FRONT ELEVATION AND EXTERNAL FLUE		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - MAN/1/000
- Proposed Plans - MAN/1/110 Rev A
- Proposed Plans - MAN/1/111 Rev A
- Proposed Roof Plan - MAN/1/112 Rev A
- Proposed Section - MAN/2/210 Rev A
- Proposed Elevations - MAN/3/310 Rev A
- Proposed Street Elevations - MAN/3/311 Rev A

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. The new and any replacement windows shall be of a timber construction, painted white and consist of stone lintels and sills, as shown on plan (ref: MAN/3/310 Rev A) and they shall all be set in reveal within their openings as per the existing windows.

Reason: In the interests of the overall appearance of the development.

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: 2

Application Reference:	17/0971	Type of Application:	Full Planning Permission
Applicant:	CMC Ventures Ltd	Agent :	
Location:	84 CLIFTON STREET, LYTHAM ST ANNES, FY8 5EJ		
Proposal:	ERECTION OF GLAZED CANOPY TO CLIFTON SQUARE ELEVATION INCLUDING BALUSTRADE AROUND AND ALTERATION OF EXISTING WINDOW OPENINGS TO ALLOW ACCESS TO EXTENSION/OUTDOOR COVERED SEATING AREA.		

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:

- Location Plan drawing number LAN110510.
- Proposed elevation drawing number PL2 - G.
- Existing elevations RBS/3/003.

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

3. The area beneath the external canopy hereby approved, shall not be open to customers except between the hours of:08:00 hours and 22:00 hours on each day

andthere shall be no amplified music or other amplified entertainment performed within the external canopy area.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

4. The external doors leading from the premises to the canopy area hereby approved shall remain closed between the hours of 22:00 hours and 08:00 hours on the following day.

Reason: To provide appropriate control over the use of the premises in the interests of safeguarding the amenity of the occupiers of nearby residential properties and the general area as required by Policy SH16 of the Fylde Borough Local Plan.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any legislation that subsequently amends or replaces that Order), the balustrade glazing surrounding the canopy hereby approved shall be retained as clear glazing and shall not be replaced with obscured, etched or frosted glazing without the prior extent permission of the local planning authority.

Reason: In order to ensure that the visual appearance of an open area is retained in the interests of the preservation of the character of the conservation area.

6. That prior to the commencement of development of the canopy feature hereby approved, details of the 'spandrel brackets' and notwithstanding the details of the approved drawing listed in condition 2 architectural detailing across the upper frame of the canopy shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the construction of the canopy.

Reason: As such details are not shown in the application submission and are required to ensure that the overall development accords with the design requirements of a building in the Lytham Conservation Area as required by Policy EP3 of the Fylde Borough Local Plan and Policy ENV5 of the 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.

Item Number: 3

Application Reference: 17/1004	Type of Application: Full Planning Permission
---------------------------------------	--

Applicant:	Mr Ireland	Agent :	Engineering and Building Design
Location:	LAND TO THE NORTH OF PRIMROSE BANK CARAVAN PARK, SINGLETON ROAD, WEETON WITH PREESE		
Proposal:	CONSTRUCTION OF HORSE STABLES WITH GATEWAY ALTERATIONS TO HIGHWAY AND HARD STANDING FOR DRIVEWAY AND PARKING.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This consent relates to the following details:

Approved plans:

- Location Plan & Site Layout - Dwg no. C17-462/2, dated January 2018
- Proposed Plans & Elevations - Dwg no. C17-462/1, dated January 2018

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

3. That the site shall operate as a private equestrian facility only, with the extent of the stabling limited to no more than the 2 stables shown on the site layout plan and stables floor plan hereby approved under condition 2 of this planning permission.

Reason: Due to the absence of any residential accommodation being available on the site, and to establish one in such an isolated location for security, welfare or other reasons would not be sustainable development and so would conflict with Policy SP2 of the Fylde Borough Local Plan and the NPPF.

4. Prior to the commencement of any development hereby approved full details of the proposed vehicular access (to include layout of the access and design/materials of the access gates) are to be submitted to and approved in writing by the Local Planning Authority. The access shall be completed in full accordance with these approved details prior to the stables being brought into first use.

In the interests of providing a safe vehicular interface between the approved development and Singleton Road

5. Prior to the commencement of development a schedule of tree planting to the western boundary of the site including the number of specimens, the species to be planted, the size of those specimens, the mechanism to ensure they are protected from damage by horses or hedge cutting machinery, and a schedule for their maintenance shall be submitted to and agreed in writing by the local planning authority. The trees shall be planted in accordance

with the approved scheme during the first available planting season following the construction of the stables and shall be maintained in accordance with the agreed maintenance plan thereafter.

Reason: To enhance the level of tree cover in this exposed site to the benefit of the rural character of the area in accordance with the requirements of Policy EP14 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

Item Number: 4

Application Reference:	17/1046	Type of Application:	Reserved Matters
Applicant:	Hollins Homes	Agent :	
Location:	LAND WEST OF, WOODLANDS CLOSE, NEWTON WITH CLIFTON		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 16/0554 FOR THE ERECTION OF 50 DWELLINGS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.		

Decision

Reserved Matters: - Granted

Conditions and Reasons

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

Approved plans:

- Location Plan - LOC002
- Proposed Site Layout - 0001 Rev O
- 2 Bed Affordable - 17-111 HT01
- 3 Bed Affordable - 17-111 HT02
- Brunel - 17-111 HT03
- Nelson - 17-111 HT04
- Nelson DA - 17-111 HT05
- Victoria - 17-111 HT06
- Victoria (Plot 7) - 17-111 HT06(P7)
- Collingwood - 17-111 HT07
- Collingwood DA - 17-111 HT08
- Dickens - 17-111 HT09
- Nightingale - 17-111 HT10

- Nightingale DA - 17-111 HT11
- Bronte - 17-111 HT12
- Bronte DA - 17-111 HT13
- Wellington - 17-111 HT14
- Wesley - 17-111 HT15E
- Wesley - 17-111 HT15FP
- Landscape Proposal Plan - (96)001 Rev B (Sheets 1-4)
- Swept Path Analysis - SK21630-101
- Picket Fence Details - SD-ENC-1002
- Wall with Timber Infill Details - SD-ENC-1001
- Wall Details - SD-ENC-1000
- Metal Railings - 06
- 1800mm High Close Boarded Fence - Type: F2
- 900mm Post & Rail Fence
- Single Garage Ground Floor Plan - Single (04)-01
- Single Garage Elevations - Single (05)-01
- Single Garage Section a - Single (06)-01
- Single Garage Substructure Setting Out Plan - Single (10)-01
- Double Garage Ground Floor Plan - Double (04)-01
- Double Garage Elevations - Double (05)-01
- Double Garage Section a - Double (06)-01
- Double Garage Substructure Setting Out Plan - Double (10)-01

Supporting Reports:

- Supporting Statement (Prepared by Hollins Strategic Land - Dated December 2017)

Reason: To provide clarity to the permission.

2. The materials used in the construction of the external surfaces of the dwellings shall match those details described within Appendix 1 of the submitted Supporting Statement (Prepared by Hollins Strategic Land - Dated December 2017). Any change to these materials shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance.

3. Prior to the commencement of works a scheme for the disposal/drainage of foul waters shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the foul drainage scheme shall be separate from the surface water drainage scheme required by Outline Consent ref: 16/0554. The agreed scheme shall be implemented in full prior to the first occupation of the dwellings hereby approved.

Reason: To ensure adequate drainage of the site and in the interests of public amenity.

4. The Public Open Space and Local Area of Play as shown on plan ref: (96)001 Rev B (Sheets 1-4) shall be made available for use on the occupation of the 25th dwelling of the development hereby approved.

Reason: In the interests of amenity for the occupiers of the development.

5. Prior to the commencement of development on site details of the play equipment to be installed in the Local Area of Play as shown on submitted plan ref: (96)001 Rev B (Sheets 1-4) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in accordance with condition 5 of this permission. Any changes to the agreed details shall be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity for the occupiers of the development.

6. Prior to the first occupation of any of the dwellings hereby approved, the boundary treatments for the site and plot boundaries for that dwelling shall be carried out as shown on the following submitted plans:

(96)001 Rev B (Sheets 1-4)
SN-ENC-1000 – Wall Details
SN-ENC-1001 – Wall with Timber Infill Details
SN-ENC-1002 – Picket Fence Details
1800mm High Close Boarded Fence - Type: F2
900mm Post & Rail Fence
1200mm High Metal Railing Fence - 06

Reason: To ensure a satisfactory appearance.

7. Notwithstanding the provision of Article 3, Schedule 2, 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 erection of means of enclosure along the western site boundary in relation to the curtilages of Plots 34, 36, 37, 40, 41, 45, 46 and 50 relevant to that class shall be carried out without Planning Permission.

CLASS VARIABLES

A Gates, Fences, Walls

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

8. The hard and soft landscaping of the site shall be carried out as shown on submitted landscaping plan ref: (96)001 Rev B (Sheets 1-4) and in compliance with conditions 7 and 8 of Outline Permission ref: 16/0554.

Reason: To ensure a satisfactory appearance.

9. Prior to the commencement of any development on site full details of the proposed construction of the internal access roads, including their, engineering, materials, drainage, street lighting and the phasing of construction and completion, together with the proposed arrangements for the future ownership, management and maintenance of the access road has been submitted to and approved by the local planning authority. The access roads shall thereafter be constructed and maintained in accordance with the approved details unless an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established, the details of which have been provided to the Local Planning Authority.

Reason: To ensure the access road is appropriately constructed and maintained.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all integral garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

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

- 11 The off street parking spaces shown on the submitted Site Layout Plan ref: 0001 Rev O shall be laid out and made available for use prior to the first occupation of each dwelling to which they serve. The spaces shall be retained thereafter for parking of vehicles.

Reason: In the interests of neighbour and visual amenity.

Informative notes:

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

Item Number: 5

Application Reference:	17/1051	Type of Application:	Variation of Condition
Applicant:	VBA (Volkerstevin)	Agent :	
Location:	FAIRHAVEN LAKE AND LAND BETWEEN ST PAULS CAR PARK AND SEAFIELD ROAD, LYTHAM ST ANNES, FY8 1BB		
Proposal:	VARIATION OF CONDITION 14 ON PLANNING PERMISSION 16/1015 TO EXTEND PERMISSIBLE WORKING HOURS TO BETWEEN 07:30 - 18:30 (MONDAY TO FRIDAY), 08:00 - 14:00 (SATURDAY), WITH NO ON SITE WORKS ON SUNDAY OR BANK HOLIDAYS. AND VARIATION OF CONDITION 2 AND 6 TO REMOVE CONCRETE UP STAND FROM BENEATH PROMENADE BALUSTRADE		

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 consent relates to the following details:

Approved plans:

- 267-RYD-XX-XX-DR-L-1000 Corresponding construction and ownership boundaries.

- 267-RYD-XX-XX-DR-L-2000 Red Line & Ownership Boundaries.
- 5150214-VBA-XX-FL-DR-C-0100 P5 Site Location Plan.
- 5150214-VBA-XX-FL-DR-C-0101 P4 General Arrangement (Sheet 1 of 8).
- 5150214-VBA-XX-FL-DR-C-0102 P4 General Arrangement (Sheet 2 of 8).
- 5150214-VBA-XX-FL-DR-C-0103 P4 General Arrangement (Sheet 3 of 8).
- 5150214-VBA-XX-FL-DR-C-0104 P2 General Arrangement (Sheet 4 of 8).
- 5150214-VBA-XX-FL-DR-C-0105 P5 General Arrangement (Sheet 5 of 8).
- 5150214-VBA-XX-FL-DR-C-0106 P5 General Arrangement (Sheet 6 of 8).
- 5150214-VBA-XX-FL-DR-C-0107 P5 General Arrangement (Sheet 7 of 8).
- 5150214-VBA-XX-FL-DR-C-0108 P5 General Arrangement (Sheet 8 of 8).
- 5150214-VBA-XX-FL-DR-C-0109 P3 Fairhaven Cross Sections (Sheet 1 of 3).
- 5150214-VBA-XX-FL-DR-C-0110 P3 Fairhaven Cross Sections (Sheet 2 of 3).
- 5150214-VBA-XX-FL-DR-C-0115 P2 Fairhaven Cross Sections (Sheet 3 of 3).
- 5150214-VBA-XX-CS-DR-C-0111 P2 Grannys Bay Cross Section (Sheet 1 of 2).
- 5150214-VBA-XX-CS-DR-C-0112 P3 Grannys Bay Cross Section (Sheet 2 of 2).
- 5150214-VBA-XX-CS-DR-C-0113 P5 Church Scarr Cross Section (Sheet 1 of 2).
- 5150214-VBA-XX-CS-DR-C-0114 P5 Church Scarr Cross Section (Sheet 2 of 2).

Revised Drawings:

- 267-RYD-XX-XX-DR-L-2001 rev B General Arrangement (1 of 8).
- 267-RYD-XX-XX-DR-L-2002 rev B General Arrangement (2 of 8).
- 267-RYD-XX-XX-DR-L-2003 rev B General Arrangement (3 of 8).
- 267-RYD-XX-XX-DR-L-2004 rev B General Arrangement (4 of 8).
- 267-RYD-XX-XX-DR-L-2005 rev B General Arrangement (5 of 8).
- 267-RYD-XX-XX-DR-L-2006 rev B General Arrangement (6 of 8).
- 267-RYD-XX-XX-DR-L-2007 rev B General Arrangement (7 of 8).
- 267-RYD-XX-XX-DR-L-2008 rev B General Arrangement (8 of 8).
- 267-RYD-XX-XX-DR-L-2009 rev B Alternative Grannys Bay Transitions (1 of 2).
- 267-RYD-XX-XX-DR-L-2010 rev B Alternative Grannys Bay Transitions (2 of 2).
- 267-RYD-XX-XX-DR-L-2011 Signage and Street Furniture Plan.
- 267-RYD-XX-XX-DR-L-2014 Lighting Plan (1 of 3).
- 267-RYD-XX-XX-DR-L-2015 Lighting Plan (2 of 3).
- 267-RYD-XX-XX-DR-L-2016 Lighting Plan (3 of 3).
- 267-RYD-XX-XX-DR-L-2017 St Pauls Avenue Car Park - line marking re-aligned.
- 267-RYD-XX-XX-DR-L-2026 Visualisations.
- 267-RYD-XX-XX-DR-L-3001 rev B Promenade Entrance Elevation.
- 267-RYD-XX-XX-DR-L-3002 rev B Fairhaven Seating Plan.
- 267-RYD-XX-XX-DR-L-3003 rev B Sea Defence Sections 1 of 2.
- 267-RYD-XX-XX-DR-L-3004 rev B Sea Defence Sections 2 of 2.
- 267-RYD-XX-XX-DR-L-3005 rev B Scollop Seating Plan.
- 267-RYD-XX-XX-DR-L-3006 Sloped Revetment Imprinting.
- 5158758-VBA-XX-CS-SK-C-0001 Alternate Proposed Detail at Church Scar. omitting PCC Upstand
- 267-RYD-XX-XX-DR-L-5000 Softworks Plan Sheet 1 of 2.
- 267-RYD-XX-XX-DR-L-5001 Softworks Plan Sheet 2 of 2.

Supporting Reports:

- Construction Noise Assessment (Atkins, 24th October 2016).
- Fylde Coastal Protection Scheme - Overview of Environmental Reporting (January 2017).
- Fylde Coastal Protection Scheme - Heritage Statement (January 2017).
- Fylde Coastal Protection Scheme - Flood Risk Assessment (January 2017).
- Tree Survey and Constraints Report (Amenity Tree Care).
- Design and Access Statement.

- Ecological Impact Assessment (VBA, 30th March 2017)

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

3. The colour of cement used in construction of the revetments at Fairhaven, Grannys Bay and Church Scarr shall be either Fylde Buff or White cement, unless; through discharge of this condition, otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

4. The promenade, including any new or modified footpath connections to and/ or from the promenade, and event space, shall be constructed of Golden Quartz exposed aggregate concrete, unless; through discharge of this condition, otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03, EP04 and TR01 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

5. Prior to commencement of any work on the Church Scarr phase of development, a scheme detailing the design of concrete imprinting on panels of the sloping revetment shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing through discharge of this condition, the submitted scheme shall accord with approved drawing number 267-RYD-XX-XX-DR-L-3006 (Sloped Revetment Imprinting) which details location of concrete imprinted panels on the revetment. The development shall be completed in accordance with the approved details and retained thereafter.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

6. The development shall be constructed in accordance with the following public realm works:

1. Balustrades 5158758-VBA-XX-CS-SK-C-0001(ALTERNATE PROPOSED DETAIL AT CHURCH SCAR OMITTING PCC UPSTAND): with the balustrades being coloured black. The location plan/alignment of the balustrades as plans 5150214-VBA-XX-FL-DR-C-0105 P5 General Arrangement (Sheet 5 of 8), 5150214-VBA-XX-FL-DR-C-0106 P5 General Arrangement (Sheet 6 of 8) and 5150214-VBA-XX-FL-DR-C-0107 P5 General Arrangement (Sheet 7 of 8)
2. Seating as detailed on drawing numbers 267-RYD-XX-XX-DR-L-3002 (Fairhaven Seating Plan) and 267-RYD-XX-XX-DR-L-3005 (Scollop Seating Plan).
3. Street lighting as detailed on drawing numbers 267-RYD-XX-XX-DR-L-2014 (Lighting Plan 1 of 3), 267-RYD-XX-XX-DR-L-2015 (Lighting Plan 2 of 3), 267-RYD-XX-XX-DR-L-2016 (Lighting Plan 3 of 3) and 267-RYD-XX-XX-DR-L-2011 (Signage and Street Furniture Plan).
4. Signage and bins as detailed on drawing number 267-RYD-XX-XX-DR-L-2011 (Signage and Street Furniture Plan).

The above public realm works shall be located as per drawing numbers 267-RYD-XX-XX-DR-L-2001 B, 2002 rev B, 2003 rev B, 2004 rev B, 2005 rev B, 2006 rev B, 2007 rev B and 2008 rev B.

Artwork, including Entrance Namewall, shall be located as detailed on drawing numbers 267-RYD-XX-XX-DR-L-2001 B, 2003 rev B, 2004 rev B, 2005 rev B, 2007 rev B, 20029 rev B and 2010 rev B.

Unless; through discharge of this condition, otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

7. All footpaths, roads and parking bays within the development hereby approved shall be constructed in accordance with drawing numbers 267-RYD-XX-XX-DR-L-2001 rev B, 2002 rev B, 2003 rev B, 2004 rev B, 2005 rev B, 2006 rev B, 2007 rev B and 2008 rev B. Unless; through discharge of this condition, otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

8. Prior to commencement of the Fairhaven phase of works, a scheme of soft landscaping and landscape reinstatement shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate tree removal, the new planting of trees and shrubs (including written specifications noting species, plant size, number and densities and an implementation programme), as well as existing and proposed finished ground levels (including section drawings) to the lakeside of the new promenade demonstrating how new land levels will integrate with those adjacent. The approved planting and ground remodelling shall be implemented in accordance with the implementation programme, and be retained thereafter unless; through discharge of this condition, otherwise agreed in writing by the Local Planning Authority.

Any species found to be dying or deceased within 5 years from the date of implementation of the landscaping scheme shall be replaced by an identical species.

Reason: To ensure a satisfactory appearance and enhance views of Fairhaven Lake from the new promenade, in accordance with Policies EP10 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan (2011 - 2032).

9. Prior to commencement of the Grannys Bay phase of works, a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate new planting (including written specifications noting species, plant size, number and densities and an implementation programme).

The approved scheme shall be implemented within the first available planting season following completion of the Grannys Bay phase of works. Any species found to be dying or deceased within 5 years from the date of implementation of the landscaping scheme shall be replaced by an identical species.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies EP10 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy GD7 of the submission version Fylde Local Plan (2011 - 2032).

10. Prior to commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.
1. Description and evaluation of features to be managed.
 2. Provision for reinstatement and enhancement of the Biological Heritage Site.
 3. Ecological trends and constraints on site that might influence management.

4. Aims and objectives of management.
5. Appropriate management options for achieving aims and objectives.
6. Prescriptions for management actions.
7. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
8. Details of the body or organization responsible for implementation of the plan.
9. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall be implemented in accordance with the approved details.

Any species found to be dying or deceased within 5 years from the date of implementation shall be replaced by an identical species.

Reason: To ensure that the necessary habitat restoration works are implemented, in accordance with Policy EP17 of the adopted Fylde Borough Council Local Plan (October 2005), Policy ENV2 of the submission version Fylde Local Plan (2011 - 2032).

11. There shall be no works on the site (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

1. Risk assessment of potentially damaging construction activities.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved CEMP.

Reason: To ensure that the necessary safeguarding of habitat and protected species during construction works, in accordance with Policy EP17 of the adopted Fylde Borough Council Local Plan (October 2005), Policy ENV2 of the submission version Fylde Local Plan (2011 - 2032).

12. 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 ENV2 of the submission version Fylde Local Plan (2011-2032).

13. Unless otherwise agreed in writing by the discharge of this condition, the development hereby approved shall be implemented in accordance with the ecological mitigation measures outlined in paragraphs 4.2 (bullet points 1, 2 and 3 only) and 4.3.1.1.1 of the revised Ecological Impact Assessment (30th March 2017).

Unless otherwise agreed in writing by the discharge of this condition, the development hereby approved shall be implemented in accordance with the mitigation measures identified in 6) of the Appropriate Assessment Record: Summarised Conclusions (including Mitigation) section of the Appropriate Assessment dated 23rd March 2017.

Reason: To ensure that required ecological mitigation and the safeguarding of habitat and protected species is provided during construction works, in accordance with Policies EP15, EP16, EP17 and EP19 of the adopted Fylde Borough Council Local Plan (October 2005) and Policy ENV2 of the submission version Fylde Local Plan (2011 - 2032).

14. Works on site, including any heavy vehicular movements and deliveries to/ from the site, shall be restricted to between the hours of:

07:30 - 18:30 Monday to Friday.

08:00 - 14:00 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 GD7 of the submission version Fylde Local Plan (2011-2032).

15. Prior to the commencement of each phase of development, the contractor shall inform adjacent residents by letter, of the likely start and finish times and duration of any piling works within that phase of development. The time of any piling works must be within the restrictions applicable to on site works made by condition 15 of this decision notice.

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 GD7 of the submission version Fylde Local Plan (2011-2032).

16. 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. Construction vehicle routes to and from the site, and the timing of their arrival at the site.
2. Location of all site compound areas.
3. Location and size of any portacabins.
4. Arrangements for the parking of vehicles for site operatives and visitors.
5. Details of areas designated for the loading, unloading and storage of plant and materials.
6. Details of the siting, height and maintenance of any security hoarding.
7. Wheel wash facilities, including type and location.
8. Dust control.

The approved CMS shall be implemented for duration of the construction process.

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) and GD7

of the submission version Fylde Local Plan (2011-2032).

17. When no longer required to facilitate construction of the development hereby approved, the site compound areas shall be removed and the land reinstated to its former appearance.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 2032).

18. The Beach Access Ramp located to the St Pauls Avenue area of the Fairhaven Phase of works shall only be implemented in accordance with siting as detailed on drawing number 267-RYD-XX-XX-DR-L-2001 rev B (General Arrangement Sheet 1 of 8).

Reason: To ensure a satisfactory appearance to the development in accordance with Policies EP10, EP03 and EP04 of the adopted Fylde Borough Council Local Plan (October 2005), Policies GD7 and ENV5 of the submission version Fylde Local Plan (2011 - 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.

Item Number: 6

Application Reference:	18/0033	Type of Application:	Full Planning Permission
Applicant:	Mr Butterworth	Agent :	
Location:	69 RIBBY ROAD, KIRKHAM, PRESTON, PR4 2BB		
Proposal:	DROPPED KERB TO FORM VEHICULAR ACCESS		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - provided by Streetwise Maps, scale 1:1250
- Proposed Site Layout

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
2. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".

Item Number: 7

Application Reference:	18/0050	Type of Application:	Full Planning Permission
Applicant:	Mr SCHREIBER	Agent :	RDJ CREATIVE LTD
Location:	60 BRYNING LANE, RIBBY WITH WREA, PRESTON, PR4 2NL		
Proposal:	ERECTION OF TWO STOREY DETACHED DWELLING AND DOUBLE GARAGE IN REAR GARDEN TO EXISTING DWELLING		

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 plans and / or reports:

- Location plan - 'Streetwise Maps'

Proposed site plan, floor plan and Elevation plan - drawing no.s F/17/109/01 REV. A dated 24/02/2018

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

3. That prior to the commencement of any construction work on the dwelling hereby approved a schedule of the materials for the walls, roofs, windows and doors (supported by samples where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall be constructed in accordance with the approved schedule of materials.

In order to secure a satisfactory appearance to the development as required by criteria 1 and 2 of Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

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

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

5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space and three off road parking spaces shall be laid out and be available for use before the development is brought into use.

Vehicles reversing to and from the highway are a hazard to other road users.

6. The proposed first floor window on the east elevation of the dwelling hereby approved, shown on drawing no. F/17/109/01 REV. A shall be fitted with 'Pilkington' glass of at least level 4 obscurity (or other manufacturer's glazing of the same obscurity level) and shall be of a type that are either fixed or do not fully open inwards or outwards. After insertion only the agreed type of window shall be subsequently refitted as a repair or replacement.

To safeguard the amenities of the occupants of adjacent residential properties in accordance with Policy HL2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

7. Prior to the commencement of development a scheme for landscaping, including hard surface landscaping, shall be submitted to and approved in writing by the Local Planning Authority. Specific details shall include finished levels, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

To enhance the quality of the development in the interests of the amenities of the locality in accordance with Policy HL2 and EP14 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD7 and ENV1 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

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

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

9. Prior to the commencement of the development full details of the means of foul sewerage and surface water treatment and disposal shall be submitted to and approved in writing by the Local Planning Authority the facilities shall be fully installed on site to satisfactory working order prior to the occupation of the first dwelling on the development.

To ensure satisfactory sewage treatment and surface water disposal on the development site in accordance with Policy EP25 of the Fylde Borough Local Plan, as altered (October 2005) and Policy INF1 of the submission version of the local plan to 2032 and the aims of the NPPF.

10. That development works shall not commence in the months of March - August inclusive, unless a walkover survey of the site and its boundary hedges has first been undertaken by a suitable qualified person to establish the presence of any sites which could provide nesting opportunities to birds. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting site shall be submitted to the Local Planning Authority and approved in writing, with the development undertaken in accordance with this approved scheme.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP19 of the Fylde Borough Local Plan.

11. Prior to commencement of the development hereby approved a temporary amphibian exclusion fence (TAF) around the perimeter of the proposed site shall be erected this fence shall follow the specification set out in the 'English Nature (2001) Great Crested Newt Mitigation Guidelines'.

In order to prevent Newt being trapped within excavations or colonising spoil/materials and to safeguard the population of Great Crested Newt during the development as they are protected species; in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005), Policy ENV2 of the submission version of the Local Plan to 2032 and Paragraphs 117 and 118 of the NPPF.

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

[CLASS VARIABLES

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

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.

13. The garage hereby approved shall be constructed and made available for the parking of a motor vehicle prior to the first occupation of the dwelling hereby approved and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking for the dwelling.

To provide satisfactory off-street parking in accordance with Council's adopted standards.

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: 8

Application Reference:	18/0056	Type of Application:	Householder Planning Application
Applicant:	Ms Morrison	Agent :	Firebuild Solutions Ltd
Location:	16 POULTON AVENUE, LYTHAM ST ANNES, FY8 3JR		
Proposal:	DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR TO FORM RESIDENTIAL ANNEXE		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - drawing no. PL01
- Proposed floor and elevation plans - drawing no. PL02

Supporting Reports:

- Design and Access Statement - not applicable in this instance.

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.

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