



MINUTES

Planning Committee

Date:	Wednesday, 23 June 2021
Venue:	Council Chamber, Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Noreen Griffiths, Kiran Mulholland, Jayne Nixon, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Officers Present:	Paul Walker, Ian Curtis, Andrew Stell, Paul Drinnan, Andrew Chatterjee, Matthew Taylor, Lyndsey Lacey-Simone.
Members of the Public:	2 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

There were no registered speakers.

Welcome Back

The Chairman, Councillor Fiddler welcomed back Councillor Liz Oades.

1. Declarations of Interest

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

There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 19 May 2021 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Noreen Griffiths for Councillor Linda Nulty.

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 Observations Schedule was circulated prior to the meeting.

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

5. Kirkham Future High Street Fund

The Chairman invited Paul Drinnan (Head of Regeneration) and Andrew Chatterjee (Principal Regeneration Officer) to present the report. This was the subject of a full presentation to Committee.

Members were reminded that an award of £6.290m for the development of the Town Centre Strategy for Kirkham (known as Kirkham Futures) was formally announced on the 19th May from the Ministry of Housing, Communities and Local Government. This was under the Future High Street Fund (FHSF). It was explained that this is in effect an award of 100% grant to assist in the delivery of specific projects contained in the detailed bid. Members were advised that this scheme is complementary to the High Street Heritage Action Zone (HS HAZ) award of £1.791m – total scheme value of £3.271m, which is currently in the approved Capital Programme.

It was recommended that a fully funded budget increase be approved for inclusion into the Council's Capital Programme. Members were asked to note that the first-year allocation of £3,489,071 had been transferred to the Council recently so that the scheme could commence forthwith. Further details including the scope/detail of the scheme were set out in the body of the report and presented at the meeting. The Committee was also recommended to formally approve the funding award, the first year spend allocation and agree in principle to the implementation of the schemes contained within the first year programme (as set out in Appendix 1 of the report) including the acquisition of key building assets which formed an integral part of the bid and subsequent approved award.

Following consideration of this matter, it was RESOLVED:

1. That Council be requested to approve the award of the Grant from the Ministry of Housing, Communities and Local Government (MHCLG), under the Future High Street Fund, of £6.290m in respect of the full funding award for the financial years 2021 – 2024.
2. To recommend that Council approve a fully funded capital budget increase of £6.290m to the Future High Street Fund: Kirkham allocated over the financial years as follows: (2021/22 - £3.489m), (2022/23 - £2.118m) and (2023/24 - £0.683m)
3. To agree to the principles of developing and implementing the projects and initiatives as outlined in the Scheme Programme including the development of building acquisition, appropriate procedures in respect of the repurposing of the buildings , public realm development proposals and building refurbishment schemes.
4. That full details of the schemes as they develop including building acquisitions and associated matters be reported to Committee (and other appropriate committees) in due course but in a timely manner to ensure that the Implementation Programme as agreed is achieved with MHCLG.

(Councillor Chris Dixon was not in attendance at the meeting during the discussion and voting on this item)

6. Kirkham Heritage Action Zone

Paul Drinnan (Regeneration Manager) and Andrew Chatterjee (Principal Regeneration Officer) were invited by the Chairman to present an updated report on the Kirkham Heritage Action Zone. This was the subject of a full presentation to Committee.

In summary, the report set out the details of the High Street Heritage Action Zone (HS HAZ) funding which was awarded to Fylde Council in April 2020, including progress on delivery of the project to date and sought approval for further works to be carried out during the remainder of the financial year.

Mr Drinnan explained that the work to deliver the HS HAZ project needed to be carried out in accordance with strict timetables and this had necessitated the use of emergency powers to ensure work could be delivered in line with the approved timetable. Details regarding this matter were set out in the report.

Further to the above, it was reported that in addition to the HS HAZ award, a separate grant of £80,000 had been awarded by Historic England to establish a Cultural Programme and this would need to be added to the Capital Programme as a funded budget increase and approved by the Finance & Democracy Committee.

The presentation referred to the individual projects included within the HS HAZ Programme, the procurement process and evaluation arrangements together with the financial details and the proposed governance arrangements.

Following the presentation, clarification was sought on various matters including: the proposed financial contribution from LCC, the Kirkgate building housing proposals, funding generally and matters associated with entrances to the town centre. These were addressed in turn by the appropriate officer.

Following consideration of this matter, it was RESOLVED:

1. To note the spend to date on delivery of the High Street Heritage Action Zone programme of £123,000 (2020/21) & £73,000 (2021/22) which has been undertaken in line with emergency powers.
2. To approve the further draw-down of £917,802 in respect of Kirkham Heritage Action Zone which is included within the approved Capital Programme for 2021/22 and further reports will follow requesting drawdown from 2022/23 onwards.
3. To note that a further report will be presented to Finance & Democracy Committee at the next cycle of meetings to request approval of a fully funded capital funded budget increase of £80,000 to this scheme phased as detailed (£35,000 2021/22; £35,000 2022/23 and £10,000 2023/24) and that subject to this decision committee authorise the draw-down of £35,000 of this additional grant during 2021/22 to deliver the cultural programme.
4. That Councillor Liz Oades be nominated to Chair the Council's Kirkham Futures Steering Group that will oversee the delivery of the HS HAZ and FHSF programmes.
5. To authorise officers to establish a Kirkham Futures Community Project Board, consisting of representatives of the local community, key stakeholders, and delivery partners to act as a vehicle to engage with the local community during the development and delivery of the HS HAZ programme.

(Councillor Chris Dixon was not in attendance at the meeting during the discussion and voting on this item)

7. Proposed Revision of Delegated Authority to Determine Planning Applications Associated with the Redevelopment of the Public Offices Site

Andrew Stell (Development Manager) was invited by the Chairman to present the report. In doing so, he reminded members that authority to grant planning permission for a mixed retail and residential development at the Public Offices and former Tourism and Leisure Offices site was delegated to the Head of Planning & Housing in December 2020.

The report (as presented) sought to vary that delegated authority to allow more flexibility to assist in the determination of existing and limited potential future planning applications associated with the redevelopment of the Public Offices site. Details regarding this matter including the background to the scheme; scope of the new proposal; proposed revision of the S106 obligations and the associated challenges /implications were set out in the report.

Following detailed consideration of this matter, it was RESOLVED:

1. That the authority to negotiate and agree the terms of the s106 agreement to form part of the decision on planning application 20/0316 and listed building consent application 20/0317 associated with the development of the public offices site be delegated to the Head of Planning and Housing in consultation with the Chairman and Vice-Chairman of the Planning Committee.
2. That the authority to determine any future planning application for the change of use of the public offices part of the site be delegated to the Head of Planning and Housing in consultation with the Chairman and Vice-Chairman of the Planning Committee.

3. That the authority to negotiate and agree the terms of the s106 agreement to form part of the decision on planning application 20/0587 associated with the development of the former St Annes Railway Platform for a scheme of affordable housing and/or public realm works be delegated to the Head of Planning and Housing in consultation with the Chairman and Vice chairman of the Planning Committee. This authority is also to allow for the approval of the public office application without any affordable housing being provided on the railway platform site in the event that a viability appraisal that demonstrates that the provision of this affordable housing element would make the public offices development unviable, and that this viability appraisal has been verified by valuers appointed by the council who agree with its viability conclusions.
4. That a further report be provided to the Planning Committee at the earliest opportunity on the outcome of the decision of these applications.

8. Economic Development Team Resourcing

Paul Walker (Director of Development Services) was invited to present the report on proposals for the future resourcing of the Economic Development Team.

By way of introduction, Mr Walker stated that in recent years, the focus of the Council's corporate objectives had evolved to place greater emphasis on the delivery of strategic economic development initiatives. In addition, the Government is seeking to improve the quality of new development in terms of urban design and sustainable development. To ensure the Economic Development Team is best placed to address these evolving ambitions, Mr Walker suggested that it is considered timely to review the roles within the team and refresh the structure of the team. Details regarding this matter were set out in the report.

Mr Walker stated that the revised staffing structure as set out in Appendix A of the report would allow the Economic Development Team to deliver both the Council's and the Government's emerging economic development and sustainable development objectives.

A copy of the existing and proposed Economic Development Team Structure was included as an appendix to the report.

Following consideration of this matter it was RESOLVED:

1. That Council be requested to approve an unfunded revenue budget increase of £15,657 during the current financial year (2021/22) and £32,176 in 2022/23 and subsequent years, together with inflationary increases in subsequent years.
2. That Council be requested to authorise the proposed expenditure to allow the appointment of a full time (37 hrs per week) Economic Development and Regeneration Manager and to increase the hours of the Technical Support Officer (Regeneration) to 29.5 hours per week.

(Councillor Chris Dixon was not in attendance at the meeting during the discussion and voting on this item)

9. Confirmation of Working Groups

The Committee was invited to review the current appointments to the working groups within the remit of the Tourism and Leisure Committee.

During his introduction, the Chairman, Councillor Fiddler reported that following consultation with the Leadership Board, it was suggested that the Arboriculture and Landscape Strategy Working Group be disbanded and that its work be absorbed by the appointed Carbon Neutral Working Group.

It was noted that both the Operational Management Committee and the Environment, Health & Housing Committee had already made their appointments, but if any adjustments are required this could be addressed by the respective committees at the next cycle of meetings.

During the debate on working groups, the Vice-Chairman, Councillor Redcliffe, stated that he wished to place on record his sincere thanks and appreciation to the work of the St Annes and Lytham Subgroups for their invaluable contribution/support to the work of the Core Town Centres Working Group.

Following consideration of this matter it was RESOLVED:

1. To confirm the membership of the working groups as follows:

- (i) Local Listings Project Board - Councillors Richard Redcliffe, Julie Brickles, Heather Speak & Ray Thomas.
- (ii) Town Centres Working Group - Councillors Richard Redcliffe, Liz Oades, David O'Rourke, Stan Trudgill, Michael Sayward, Roger Small, Michael Withers.
- (iii) Carbon Neutral Working Group (Lead Committee EH&H) Councillors Jayne Nixon and Stan Trudgill. (plus 2 reps from Op Mgt Cttee and 3 reps from EH&H Cttee)

2. That the Arboriculture and Landscape Strategy Working Group be disbanded and that its work be adsorbed by the appointed Carbon Neutral Working Group.

3. That an updated report on the work and make-up of the Town Centres Working Groups be presented to the next appropriate meeting of the Committee.

(Councillor Chris Dixon was not in attendance at the meeting during the discussion and voting on this item)

Information Items

10. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 8 May 2021 and 11 June 2021.

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Planning Committee Minutes

23 June 2021

Item Number: 1

Application Reference:	20/0589	Type of Application:	Reserved Matters
Applicant:	Mr & Mrs Hill	Agent :	Cassidy + Ashton Group Ltd.
Location:	BARNFIELD, NEW HEY LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3SA		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF APPEARANCE, LANDSCAPING AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 18/0840 FOR THE ERECTION OF A PERMANENT RURAL WORKER'S DWELLING		

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. L01
- Proposed Site Plan - Job 9258 Drawing SK01 REV. E
- Proposed floor Plans - Job 9258 Drawing SK02 REV. G
- Proposed Elevations - Job 9258 Drawing SK03 REV.H
- Proposed landscape plan - Job 9258 Drawing SK04 REV. B

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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

3. Notwithstanding any details shown on the approved plans and the requirements of condition no. 1 of this permission, before the dwelling hereby approved is first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of appropriate biodiversity enhancements and the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs. The duly approved soft 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 five 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 the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

Informative notes:

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

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

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

Item Number: 2

Application Reference:	20/0677	Type of Application:	Full Planning Permission
Applicant:	Blackpool Council	Agent :	Cassidy and Ashton Group Ltd
Location:	BLACKPOOL AIRPORT ENTERPRISE ZONE, LAND AT COMMON EDGE ROAD, LYTHAM ST ANNES, BLACKPOOL, FY4 2QS		
Proposal:	CONSTRUCTION OF A 3 G FOOTBALL / RUGBY PITCH AND PROVISION OF A GRASS RUGBY PITCH AND TRAINING AREA ALONGSIDE AN ANCILLARY CHANGING / SPECTATOR BUILDING OF 675 SQM GIA, RECONFIGURATION AND EXTENSION TO EXISTING CAR PARK, PROVISION OF SPECTATOR HARDSTANDING AREAS AND NEW LANDSCAPING AND FENCING WITH JUNCTION WORKS TO THE EXISTING ACCESS ROAD AND THE CREATION OF A NEW FOOTWAY AND CYCLEWAY TO LINK FACILITIES TO COMMON EDGE ROAD		

Decision

That the decision on the application be delegated to the Head of Planning and Housing, and that the decision to GRANT planning permission be subject to the following:

1. The satisfactory resolution of the outstanding matters identified by Sport England in their consultation response of 1 June 2021 relating to the views of the RFL over the design of the Artificial Grass Pitch
2. The satisfactory resolution of highway matters:
 - a. Those queries identified by Lancashire County Council as local highway authority regarding the

- content of the Car Parking Management Strategy or the imposition of a suitable condition to require a final document to be submitted for consideration prior to the use of the facility,
 - b. The further consideration of the benefits of a pedestrian refuge on Queensway set against the implications for traffic flow
 - c. The consideration of the need for a physical mechanism to restrict unauthorised vehicle access to the facility out-of-hours.
- 3. The conclusion of any outstanding ecological matters including the adoption of a Habitat Regulation Assessment, notification to Natural England of the intention to grant planning permission subject to a series of conditions and the wording of those conditions, and any other issues that arise.
- 4. The provision of a suitable surface water and foul water drainage scheme, if it is not concluded that this matter can be adequately addressed by the imposition of a planning condition that requires these details to be provided prior to the commencement of development
- 5. The drafting of a series of Planning Conditions to ensure that appropriate control is applied to the development and that the expectations of the consultees set out in this report are satisfied. The list below is provided as a suggested 'starting point' for these conditions.

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Cassidy & Ashton Drawing no. FP-E-01 Rev. B
- Proposed Site Plan - Cassidy & Ashton Drawing no. FP-P-01 Rev L
- Proposed Off Site Highway Works - BWB Drawing BAEZ-BWB-GEN-01-DR-TR-121 Rev P7
- Proposed Swept Path Assessment - BWB Drawing BAEZ-BWB-GEN-XX-DR-TR-121 Rev P7
- Proposed Elevations - Cassidy & Ashton Drawing BEZ-CAA-V5-ZZ-DR-A-3002 Rev P3
- Proposed Ground Floor Plan - Cassidy & Ashton Drawing BEZ-CAA-V5-00-DR-A-3000 Rev P5
- Proposed Fencing – Cassidy & Ashton Drawing FP-P-12 Rev C
- Proposed Reuse Area – Cassidy & Ashton Drawing FP-P-13 Rev B
- External Works Hardstanding Specification - Booth King Drawing 13819-701 GA Rev T3
- Surface Water Drainage - Booth King Drawing 13819-500 GA Rev T2
- Foul Water Drainage - Booth King Drawing 13819-501 GA Rev T5
- External Lighting Plan– JRB Drawing 020.078.FPP01 Rev P1
- External Lighting Specification – JRB Drawing 020.006.FPP01 Rev P3

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

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

3. No development of the artificial grass pitch shall commence until details of the design and layout of the Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The details shall include dimensions of the playable area and run off areas, cross sections of the sub layers, fencing type and height, sports lighting type, column number, height and location, and materials to be used in the construction of the artificial grass pitch.

The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the artificial grass pitch fully conforms to the Football Federation and Football Association requirements, is fit for purpose and sustainable to meet the current and future needs of the community in accordance with Policy HW3 of the Fylde Local Plan to 2032 and paragraph 97 of the NPPF.

4. No development of the rugby pitch and rugby training area shall commence until a Pitch Specification and Maintenance Scheme, based on the recommendations of the Agronomy Report dated 27th November 2020, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall include a written specification and plans of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment, maintenance regime, and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy HW3 of the Fylde Local Plan to 2032 and paragraph 97 of the NPPF.

5. The pitches hereby approved shall not be brought into use until a community use agreement and Football Development Plan, prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all existing and new sports facilities within the site and specifically the Artificial Grass Pitch, natural turf pitches, and ancillary facilities and include details of pricing policy, hours of use, management responsibilities and a mechanism for review.

The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy HW2 and HW3 of the Fylde Local Plan to 2032 and paragraph 97 of the NPPF.

6. Before the sports facilities (indoor facilities, outdoor natural turf and artificial pitch) are brought into use, a Management and Maintenance Scheme for the sports facilities including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. For the Artificial Grass Pitch the Scheme shall include measures to ensure the replacement of the Artificial Grass Pitch carpet within a ten-year period.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the sports facilities.

Reason: To ensure that new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Policy HW3 of the Fylde Local Plan to 2032 and paragraph 97 of the NPPF.

7. No part of the development hereby approved shall be brought in to use until an improvement scheme for the construction the site access with the B5261 and the off-site works of highway improvement have been submitted to, and approved by the Local Planning Authority. These works shall be based on the scheme listed in condition 2 of this planning permission and shall include:

- a. Site access with Division Lane (West)
- b. Division Lane (West)
- c. The Division Lane (West) / Common Edge Road / Division Lane (East) junctions
- d. Common Edge Road / Queensway

None of the sports facilities hereby approved or the changing facilities that support them shall be brought into first use until all the access works set out in this condition have been fully implemented.

Reason: In order to satisfy the Local Planning Authority and the Local Highway Authorities that the final details of the highway scheme/works are acceptable before work commences on site and in order to provide safe access to the site for all users (motorised and non-motorised), in the interests of highway safety in accordance with Policy GD7 and T4 of the Fylde Local Plan to 2032.

- 8. The development hereby approved shall not be brought into first use until a detailed Car Park Management Strategy (CPMS) has been submitted to and agreed in writing by the local planning authority. The CPMS shall include measures to encourage sustainable transport to limit parking demand, monitoring of peak period car park usage and capacity and to address impacts of any off-site parking.

Reason: In order to ensure that sufficient car parking can be provided, any offsite parking that may arise is appropriately managed and safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of Policy T4 of the Fylde Local Plan to 2032 and para 111 of the NPPF.

- 9. The development hereby approved shall not be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority. The travel Plan shall include:
 - a. Contact details of a named Travel Plan Co-ordinator
 - b. Results from travel survey
 - c. Details of existing cycling, pedestrian and public transport infrastructure
 - d. Proposals for surveying
 - e. Details of the provision of cycle parking.
 - f. Objectives
 - g. SMART Targets for non-car modes of travel, taking into account the baseline data from the survey
 - h. Action plan of measures to be introduced, and appropriate funding
 - i. Details of arrangements for monitoring and review of the Travel Plan for a period of at least 10 years

The development hereby approved shall then proceed and be operated in full accordance with the approved Travel Plan.

Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy T4 of the Fylde Local Plan to 2032 and para 111 of the NPPF

- 10. The car parking spaces indicated on the approved site plan listed in condition 2 of this planning permission shall be marked out in accordance with the details shown on the approved plan and made available prior to the first use of the sporting facilities or changing rooms hereby approved, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy

Framework.

11. Before the development hereby approved is first brought into use:

(a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Policy T4 of the Fylde Local Plan to 2032.

12. Prior to the commencement of any works on the construction of the car park hereby approved details of the number, location and timing of implementation of electric vehicle re-charging facilities shall have been submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the agreed phasing and retained in an operational condition thereafter.

Reason: To support the shift towards sustainable transport choices in accordance with criterion i) of Policy T4 of the Fylde Local Plan to 2032.

13. Prior to the commencement of any development on site, the hedgerow protection measures indicated in the Arboricultural Impact Assessment by Wardell-Armstrong dated August 2000 presented with this application shall be put in place and shall be retained for the duration of the site preparation and construction period.

Reason: To secure the protection, throughout the time that the development is being carried out, of hedgerows growing within or adjacent to the site which are of amenity and biodiversity value to the area, in accordance with Policy ENV2 of the Fylde Local Plan to 2032.

14. The development hereby approved shall proceed in full accordance with the recommendations and mitigations set out in the Preliminary Ecological Appraisal Report dated August 2020 by Wardell Armstrong and the Construction Phase Plan dated June 2020 by STRI.

Reason: In order to safeguard and enhance biodiversity in accordance with Policy ENV2 of the Fylde Local Plan to 2032.

15. The following measures shall be adhered to throughout the construction period of the development hereby approved:

- 1 All materials will be covered and stored on raised pallets only
- 2 Means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)
- 3 Construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
- 4 In the event that a protected species is found on site, works should immediately cease, and a suitably qualified and experienced ecologist consulted
- 5 Any non-protected species found on site should be carefully removed and placed under

cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy ENV2 of the Fylde Local Plan to 2032.

16. Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme of ecological enhancement shall include:
- 1 Location, extent, species and phasing of implementation of a proposal to bolster existing hedgerows with native species
 - 2 Design, location, phasing of installation of bird and bat boxes
 - 3 Design, location, phasing of features to facilitate roaming of small mammals

The approved scheme shall be implemented in accordance with the agreed phasings and retained thereafter.

Reason: In order to safeguard and enhance biodiversity in accordance with Policy ENV2 of the Fylde Local Plan to 2032.

17. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme 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 scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

18. Prior to the first occupation or use of the development hereby approved for any sporting activity:
- (a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;
 - (b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and
 - (c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy ENV1 of the Fylde Local Plan to 2032.

19. The external materials to be used on the development hereby approved shall be as specified on plan reference 9308 BEZ-CAA-V5-ZZ-DR-A-3002 Rev P3 dated 07/04/2021 unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy GD7 of the Fylde Local Plan to 2032.

20. The surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final surfacing and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy GD7 of the Fylde Local Plan to 2032

21. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on Cassidy & Ashton drawing 9308 FP-P-12 Rev C prior to the first use of any of the sporting facilities hereby approved, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of the respective areas of the site to support the operation of the various facilities and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. Before the development hereby approved is first brought into use the refuse storage shown on plan ref. 9308 FP-P-13 Rev B shall be provided and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality in accordance with Policy GD7 of the Fylde Local Plan to 2032.

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

a) Final sustainable drainage layout plan appropriately labelled to include:

- Pipe/structure references
- Dimensions,
- Design levels,
- Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL.

b) The drainage scheme should demonstrate that the surface water run-off and volume shall be attenuated on site up to the 1/100yr + climate change, with any excess discharged from site at the agreed Qbar rate of 5.75l/s/ as per the submitted Flood Risk and Drainage Strategy (GM10226 0013 V4).

c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates in accordance with BRE365.

d) If it is agreed that infiltration is discounted by the investigations, an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).

e) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.

f) A survey of the culverted section of the watercourse on Division Lane to confirm the final outfall point.

g) Details of mitigation measures which will reduce impacts arising from the development associated with surface water drainage ensuring there will be no adverse impact on site integrity of designated sites outlines in the letter from Natural England dated 12th April 2021.

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

Reason: To promote sustainable development, secure proper drainage of sewage and surface water and to manage the risk of flooding and pollution in accordance with Policy CL2 of the Fylde Local Plan to 2032.

24. The development shall be undertaken in full compliance with the Construction Management Plan by Conlon dated January 2021 unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of safeguarding the character and appearance of the area and to ensure the development phase does not have an unacceptable impact on neighbour amenity, biodiversity or lead to pollution of water bodies in accordance with Policies GD7, ENV2 and CL2 of the Fylde Local Plan to 2032.

25. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a scheme to deal with the risks associated with this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance Policy GD9 of the Fylde Local Plan to 2032 and paragraph 170 of the NPPF.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph

38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

2. Highway Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:

- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
- telephoning the Area Manager South 01772 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

3. Environment Agency Permit

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

The applicant should contact the Environment Agency for further information at CLPlanning@environment-agency.gov.uk

4. United Utilities - Water Supply

The developer is advised that should they intend to obtain a water supply from United Utilities for the proposed development, they should engage with UU at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

All internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

5. **United Utilities - Property, Assets and Infrastructure Note**

The developer is advised that there is an easement affected by the proposed development site which is in addition to UU's statutory rights for inspection, maintenance and repair. The easement dated 5/08/1970 UU Ref: R 703 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply to the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities' legal right to 24 hour access.

UU request that the applicant contacts the UU Property Services' team to discuss how the proposals may interact with the easement. They should contact PropertyGeneralEnquiries@uuplc.co.uk.

As a water main crosses the site UU will need unrestricted access for operating and maintaining it, and will not permit development over or in close proximity to the main. UU will also require an access strip as detailed in their document '*Standard Conditions for Works Adjacent to Pipelines*'.

Item Number: 3

Application Reference:	20/0876	Type of Application:	Reserved Matters
Applicant:	Create Developments (Elswick)Limited	Agent :	PWA Planning
Location:	LAND NORTH OF MILL LANE, ELSWICK, PR4 3ZH		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 16/0180 FOR A RESIDENTIAL DEVELOPMENT OF 50 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE		

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This approval relates to the following plans:
 - Drawing no. LP01 – Location plan.
 - Drawing no. 0001 Rev O – Proposed site layout.
 - Drawing no. BT01 Rev F – Boundary treatments plan.
 - Drawing no. BT02 Rev A – Boundary treatment details.
 - Drawing no. HL01 Rev F – Hard landscaping plan.
 - Drawing no. 6418.01 Rev I – Landscape proposal (sheet 1 of 2).
 - Drawing no. 6418.02 Rev I – Landscape proposal (sheet 2 of 2).
 - Drawing no. AF01 Rev F – Affordable housing layout allocation.
 - Drawing no. 3169-F01 Rev C – Visibility plan.
 - Drawing no. 3169-SP01 Rev D – Swept path analysis.

- Drawing no. POS01 Rev B – Public open space.
- Drawing no. LD01 Rev F – Land disposal plan.
- Drawing no. MA01 Rev A – Material schedule.
- Drawing no. SA-OPP-001 – Savick-OPP.
- Drawing no. SA(DA)-OPP-001 – Savick-OPP (dual aspect).
- Drawing no. LA-AS-001 – Larches AS.
- Drawing no. BAR-AS-001 – Barton AS.
- Drawing no. BAR(DA)-AS-001 – Barton AS (dual aspect).
- Drawing no. GRI-AS-001 – Grimsargh AS floor plans.
- Drawing no. GRI-AS-002 – Grimsargh AS elevations.
- Drawing no. SH-AS-001 – Sherwood AS.
- Drawing no. SH(DA)-AS-001 – Sherwood AS (dual aspect).
- Drawing no. BRO-AS-001 – Broughton AS floor plans.
- Drawing no. BRO-AS-002 – Broughton AS elevations.
- Drawing no. BRO(DA)-AS-001 – Broughton AS floor plans (dual aspect).
- Drawing no. BRO(DA)-AS-002 – Broughton AS elevations (dual aspect).
- Drawing no. WH-AS-001 – Whittingham AS floor plans.
- Drawing no. WH-AS-002 – Whittingham AS elevations.
- Drawing no. NW-OPP-001 – Newsham OPP elevations.
- Drawing no. NW-OPP-002 – Newsham OPP floor plans.
- Drawing no. RIB-OPP-001 – Ribbleton OPP elevations.
- Drawing no. RIB-OPP-002 – Ribbleton OPP floor plans.
- Drawing no. RIB(DA)-OPP-001 – Ribbleton OPP elevations (dual aspect).
- Drawing no. RIB(DA)-OPP-002 – Ribbleton OPP floor plans (dual aspect).
- Drawing no. SG01 – Single garage.

Except as provided for by other conditions to this approval and those imposed on outline planning permission 16/0180, the development shall be carried out in complete accordance with the approved drawings.

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the buildings shall be constructed in accordance with the materials detailed on drawing no. MA01 Rev A.

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. 6418.01 Rev I and 6418.02 Rev I shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, before 50% of the dwellings hereby approved are first occupied. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five 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 secure appropriate landscaping of the development concurrently with the delivery of housing in the interests of visual amenity, to provide biodiversity enhancements and to ensure that a landscaped buffer of appropriate depth and species is provided by the development alongside its boundaries with adjacent dwellings and countryside in order to limit its visual impact in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments for each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. BT01 Rev F and BT02 Rev A before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable appearance within the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. With the exception of those specimens identified on drawing nos. 6418.01 Rev I and 6418.02 Rev I, no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting which includes details of the type, size, species, siting, planting distances and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the Local Planning Authority. Any replacement planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the Local Planning Authority and any replacement trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five 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 protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate replacement planting is introduced to compensate for any additional tree and hedge removal required as part of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of ecological habitats and green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2.

6. None of the dwellings hereby approved shall be occupied until a scheme for the provision and future maintenance of the areas of public open space (including the Local Area for Play) identified on drawing nos. 6418.01 Rev I, 6418.02 Rev I, POS01 Rev B and LD01 Rev F has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) A timetable for the provision (including any phased delivery) of all the areas of informal open space and the Local Area for Play.
 - b) Details of future management and maintenance arrangements (including a schedule, programme and timetable of works) for all the areas of informal open space and Local Area for Play.

The areas of public open space (including the Local Area for Play) shall thereafter be provided and subsequently maintained in accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure that the development makes an appropriate contribution towards the provision of recreational open space in order to avoid a deficiency in the quantity and quality of

recreational open space in the locality and to ensure that appropriate measures are put in place to secure the future maintenance of open space in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV4, and the National Planning Policy Framework.

7. The Barton, Broughton, Ribbleton, Savick and Sherwood house types which are identified as “dual aspect units” on drawing no. 0001 Rev O shall be constructed in accordance with the specification for the dual aspect (DA) versions of each respective house type shown on drawing nos. BAR(DA)-AS-001, BRO(DA)-AS-001, BRO(DA)-AS-002, RIB(DA)-OPP-001, RIB(DA)-OPP-002, SA(DA)-OPP-001 and SH(DA)-AS-001.

Reason: For the avoidance of any doubt and to ensure a suitable design response for dwellings on plots which are required to present dual aspect homes and to avoid presenting blank or largely blank elevations to streets and public spaces in the interests of achieving a high standard of design accordance with the provisions of Fylde Local Plan to 2032 policy GD7, the National Planning Policy Framework and the recommendations in Building for a Healthy Life.

8. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, no development associated with the construction of the foul water pumping station shown on drawing no. 0001 Rev O shall take place until details of the size, height, design, materials and finish of its apparatus and of any associated means of enclosure to be erected around its perimeter have been submitted to and approved in writing by the Local Planning Authority. The pumping station shall thereafter be constructed in full accordance with the duly approved details, and shall be retained as such thereafter.

Reason: For the avoidance of doubt and as no such details have been submitted with the application, to ensure that the foul water pumping station is secure and to ensure an appropriate appearance for this element of the scheme in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. None of the dwellings hereby approved shall be occupied until a scheme for the installation of fencing to the perimeter of the on-site ponds to be retained and introduced by the development (the locations of which are shown on drawing no. 0001 Rev O) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height (which shall be no less than 1 metre), position, design, materials and finish (including colour treatment) of the fencing. The fencing shall be installed in accordance with the details in the duly approved scheme before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: In the interests of public safety for future occupiers/users of the development in order to minimise the risk of accidents occurring and to ensure a satisfactory appearance for any means of enclosure in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. No above ground works of development shall take place until a scheme for the design, construction, drainage and phasing of all new estate roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme before any of the dwellings to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide appropriate facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

11. None of the dwellings hereby approved shall be occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 10 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of estate roads and footways to serve the development in order to provide appropriate facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

12. The private vehicle parking and manoeuvring areas for each dwelling shall be constructed and made available for use in accordance with the details (including their surface treatment) shown on drawing no. HL01 Rev F before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

13. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E 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), all garages (whether integral or detached) associated with each dwelling shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation unless a separate application for planning permission has first been granted by the Local Planning Authority.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and to ensure that parking provision which meets the standards identified in Table A of the Joint Lancashire Structure Plan (2005) is maintained.

14. None of the dwellings hereby approved shall be occupied until a scheme for the provision of the shared pedestrian/cycle link onto Bonds Lane (the location and layout of which is shown on drawing no. 0001 Rev O) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details for the shared pedestrian/cycle link:

- a) A specification for its design, construction (including surface treatment) and lighting.
- b) Details of the layout and design of its junction onto Bonds Lane, including any changes in levels, gradients and ground markings.
- c) Details of any trees, hedges or other vegetation to be removed in order to allow its construction.
- d) Details of the siting, layout, height, design, materials and finish of a barrier to prevent its use by vehicular traffic.
- e) A timetable for its completion.

The shared pedestrian/cycle link shall be constructed in full and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To encourage access to and from the site via walking and cycling by ensuring that the shared pedestrian/cycle link provides a safe and attractive route for pedestrians and cyclists in

the interests of highway safety and to ensure that opportunities for crime are limited through the detailed design of the route in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, the National Planning Policy Framework and the recommendations in Building for a Healthy Life.

Informative notes:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. **Highways:**

For the purposes of condition 10, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 11 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Item Number: 4

Application Reference:	21/0298	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Bradshaw	Agent :	Brimas Construction Limited
Location:	15 RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2NB		
Proposal:	SINGLE STOREY REAR EXTENSION		

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 relates to the following plans:

- Location Plan Scale 1:1250

- Proposed Plans and Elevations - Titled 'Sun Lounge' Received 6th April 2021

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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

Informative notes:

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

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

Item Number: 5

Application Reference:	21/0345	Type of Application:	Full Planning Permission
Applicant:	Wrea Green Dental Practice	Agent :	
Location:	19A RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2NB		
Proposal:	CHANGE OF USE OF DWELLING HOUSE (CLASS C3) TO DENTAL SURGERY FACILITIES FOR USE IN ASSOCIATION WITH ADJOINING DENTAL PRACTICE (CLASS E)		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. ReQuestaPlan ref. no. TQRQM21101174738379
- Proposed Site Plan - Drawing no. TQRQM21101174941940
- Proposed Floor Plans - Drawing no. 21-49-1

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

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

Informative notes:

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

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

Item Number: 6

Application Reference:	21/0385	Type of Application:	Householder Planning Application
Applicant:	Mr P Hodgson	Agent :	A.N Designs Ltd
Location:	2 OXFORD DRIVE, KIRKHAM, PRESTON, PR4 2XD		
Proposal:	FIRST FLOOR AND TWO STOREY SIDE EXTENSION INCLUDING ALTERATIONS TO THE EXISTING FRONT PORCH CANOPY FEATURE AND GARAGE ROOF		

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 relates to the following plans:

- Location Plan, Proposed Site Plan, Floor Plans and Elevations - Project Paul-102 Drawing no. PL-01

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the construction of the approved development shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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

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

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems

Item Number: 7

Application Reference:	21/0438	Type of Application:	Full Planning Permission
Applicant:	MR PEMBERTON	Agent :	ML Planning Consultancy Ltd
Location:	BIRKS FARM, BALLAM ROAD, WESTBY WITH PLUMPTONS, LYTHAM ST ANNES, FY8 4NL		
Proposal:	ERECTION OF REPLACEMENT AGRICULTURAL LIVESTOCK BUILDING, FOLLOWING DEMOLITION OF EXISTING BUILDING		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan Scale 1:1250
- Proposed Plans and Elevations- Drawing no. ML/TP/6004
- Design and Access Statement submitted 11th May 2021

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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

Informative notes:

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

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