



Minutes

PLANNING COMMITTEE

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| Date: | Wednesday, 19 April 2017 |
| Venue: | Town Hall, St Annes |
| Committee Members: | Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Frank Andrews, Jan Barker, Michael Cornah, Kiran Mulholland, Linda Nulty, Liz Oades, Heather Speak, Ray Thomas, Viv Willder. |
| Other Members: | Councillor David Donaldson |
| Officers Present: | Mark Evans, Ian Curtis, Clare Lord, Andrew Stell, Kieran Birch, Rob Clewes, Lyndsey Lacey-Simone. |
| Other Attendees: | Approx 10 members of the public were present during the course of the day. |

Public Speaking at the Planning Committee

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

1. Declarations of interest

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

Councillor Kiran Mulholland declared a personal and prejudicial interest in planning application 16/0991 relating to Poolside Farm, Poolside, Freckleton and withdrew from the meeting during the discussion and voting thereon.

2. Confirmation of Minutes

It was RESOLVED: That the minutes of the Planning Committee meetings held on 8 and 15 March 2017 be confirmed as correct records for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Ray Thomas for Councillor Neil Harvey.

Councillor Viv Willder for Councillor Christine Akeroyd

Councillor Frank Andrews for Councillor Edward Nash.

Decision Items

4. Exclusion of the Public

IT WAS RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Schedule 12A of the Act.

5. Planning Application 17/0076 for the Erection of Detached Dwelling to Side Garden Area of St Annes School House, Weeton Road, Westby with Plumpton

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

Following detailed consideration of this matter, it was RESOLVED that planning permission be REFUSED for the following reasons:

1. The development proposed in this application will result in a new dwelling remote from the nearest settlement and with the limited services available in either Weeton or Wrea Green will result in the applicants travelling further afield to reach towns with more facilities for day to day living. A dwelling in this location would be in conflict with the objectives of Policy SP2 of the Fylde Borough Local Plan, as altered (October 2005), Policy GD4 of the submission version of the Local Plan to 2032 and to the core principles of the National Planning Policy Framework (NPPF) which advises that development is accessible to all and meets the social, environmental and economic roles to sustainability.
2. The application site comprises land forming part of the curtilage associated with the application property St. Annes School House, the area is characterised by a small number of dwellings situated within spacious gardens and with St. Annes RC Church, a Grade II Listed Building and its associated burial ground forming the backdrop to the area. As a result of the sub-division of the garden area of the School House and the loss of several trees the area becomes more formalized and the plots more urban in appearance resulting in a detriment to the visual amenity and character of the area and the setting of the Listed Building where the general character here is more of open countryside with occasional dwellings.

Accordingly the proposal is contrary to criteria 1 and 2 of Policies HL2, EP4 and EP12 of the Fylde Borough Local Plan, as altered (October 2005), Policies GD7, ENV1 and ENV5 of the submission version of the Local Plan to 2032 and the aims of the aims of the National Planning Policy Framework in particular paragraphs 14, 17 and 53.

3. The development proposes a new dwelling in the countryside remote from any settlement. Paragraph 55 advises that Local Planning Authorities should avoid new isolated homes in the countryside other than where special circumstances are demonstrated. It is not considered the benefits of the application to the applicant's son as presented here are such that they meet the requirements of para 55 and so do not outweigh the benefits of retaining the rural character of the countryside. Accordingly the development conflicts with Policy SP2 of the Fylde Borough Local Plan, as altered (October 2005) and Policy GD4 of the submission version of the local plan to 2032 and the aims of the NPPF in particular paragraph 55.

6. Re-admittance of the Public

It was RESOLVED that the public be re-admitted to the meeting.

7. Planning Committee matters

The Committee considered the report of Mark Evans (Head of Planning and Regeneration) 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.

(The Vice-Chairman, Councillor Richard Redcliffe was in the Chair during the consideration and voting on planning application no 16/0991 relating to Poolside Farm, Poolside, Freckleton)

(In the absence of Councillor Neil Harvey, the Vice-Chairman read out a letter detailing various issues that Councillor Harvey wished to bring to the Committee's attention in relation to planning application no: 17/0170 -land adj. 2 Trawlboat Cottages, Blackpool Road, Lytham St Annes)

Information Items

8. List of Appeals Decided

This information report provided details of appeal decision letters received between 03/03/17 and 05/04/2017.

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Planning Committee Minutes

19 April 2017

Item Number: 1

| | | | |
|-------------------------------|---|-----------------------------|----------------------------------|
| Application Reference: | 16/0805 | Type of Application: | Householder Planning Application |
| Applicant: | Mr R Sugden | Agent : | |
| Location: | 2 NOOK COTTAGES, SILVER STREET, NEWTON WITH CLIFTON, PRESTON, PR4 0ZA | | |
| Proposal: | REVISED SCHEME TO PLANNING PERMISSION 15/0435 FOR SINGLE & 2 STOREY REAR EXTENSIONS TO INCLUDE INCREASED SCALE TO SINGLE STOREY EXTENSION, EXTENSION OF BOUNDARY WALL TO REAR, AND FORMATION OF ELEVATED PATIO TO REAR. | | |

Decision

Householder Planning Application: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

1. Proposed Plans and Elevations - Revised plans received by the LPA on 28 February 2017.

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

2. Within 3 months of the date of this permission the finished floor level of the external patio area is to be sufficiently reduced so as to ensure that the measured height between the finished floor level and the uppermost part of any part of the approved boundary wall is a minimum of 1.8 metres as shown on the approved plans listed in condition 1 of this planning permission. The wall shall thereafter be retained at this height.

Reason: To ensure a reasonable level of privacy is maintained to the rear of the adjoining neighbouring dwelling, No.3 Nook Cottages as required by Policy HL5 of the Fylde Borough Local Plan

3. Within 3 months of the date of this permission the rendered elevations of the development hereby approved shall be painted to colour match the rendered elevations of the main dwelling.

To ensure consistency in the appearance of the dwelling in the interest 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. 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: | 16/0986 | Type of Application: | Variation of Condition |
| Applicant: | Brooksingh Ltd | Agent : | |
| Location: | GEORGES GARAGE, 45 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AD | | |
| Proposal: | VARIATION OF CONDITION 10 OF PLANNING PERMISSION 13/0562 TO ALLOW GROUND CONTAMINATION VERIFICATION REPORT TO BE SUBMITTED ON A PLOT-BY-PLOT BASIS | | |

Decision

Variation of Condition: - Granted

Conditions and Reasons

1. In the case of any 'Reserved Matter', application for approval shall be made not later than the expiration of three years beginning with the date of the outline planning permission under reference 13/0562 (10 June 2015), and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. Before any works are commenced on site, details of the reserved matters, namely appearance, landscaping, and scale, shall be submitted to and approved by the local planning authority and the development thereafter carried out in accordance with such approval.

The application was submitted in outline and details of these matters still remain to be submitted

3. This consent relates to the following plans and / or reports:
 2. Site Location Plan - Dwg no. OS01, 02 August 2013
 3. Proposed A3 Site Layout - Dwg no. 451/LRW/SLP, dated Feb 2015 and received by the LPA on 10 March 2015
 4. Design & Access Statement produced by Two Brooks Valley and dated September 2013

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

4. Prior to the commencement of any development hereby approved a schedule of all materials to

be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

5. Prior to the commencement of any development hereby approved a schedule of all hard surfacing materials to be used on the access roads, driveways, paths and any other hard surfaced areas within the development shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

6. Prior to the commencement of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

7. Prior to any on site construction a Construction Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan is to include method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries. Such a Construction Plan is to be implemented and adhered to during the construction of the development.

To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

8. Prior to the commencement of development, a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with this plan, unless variations from it are previously agreed in writing by the Local Planning Authority.

To ensure the site is constructed in a manner that ensure a satisfactory relationship with neighbouring dwellings and the land is appropriately drained as required by Policy HL2 and EP30 of the Fylde Borough Local Plan

9. That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwellings.

10. That prior to the occupation of each dwelling within the development hereby approved, a verification report demonstrating completion of contamination remediation works shall have been submitted to and approved in writing by the Local Planning Authority. This shall confirm that the works set out in the remediation strategy approved under planning permission ref. 05/14/0833 and prepared by SKM Enviros (Final report dated September 2013 reference BHI_SKM_AH_001) and the Residential Plot Remediation Methodology of March 2017 prepared by BrookSingh Ltd.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure completion of the site remediation and reduce the risk of pollution to controlled waters as a result of the development and to human health in accordance with Policy EP24 and Policy EP29 of the Fylde Borough Local Plan.

11. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority, and thereafter been constructed and completed in accordance with the approved scheme.

In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

12. The new estate road/access between the site and Lytham Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within site

To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

13. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Unless otherwise agreed in writing by the Local Planning Authority any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow

of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

14. Should site operatives discover unidentified adverse ground conditions and suspect it to be contaminated during construction works, they should report this to the Site Manager and the Contaminated Land Officer at Fylde Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the dwelling.

Reason: To ensure completion of the site remediation and reduce the risk of pollution to controlled waters as a result of the development and to human health in accordance with Policy EP24 and Policy EP29 of the Fylde Borough Local Plan.

Item Number: 3

| | | | |
|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 16/0991 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Smith | Agent : | FORMstudio |
| Location: | POOLSIDE FARM, POOLSIDE, FRECKLETON, PRESTON, PR4 1HB | | |
| Proposal: | PROPOSED RESIDENTIAL 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 details:

Approved plans:

5. Location Plan - 875.001
6. Proposed Site Plan - 875.005 Rev A
7. Proposed Roof Plan - 875-006 Rev A
8. Proposed Sections (A-A & D-D) and Elevations - 875-007 Rev A
9. Proposed Sections (B-B & C-C) - 875-008 Rev A

Supporting Reports:

10. Design and Access Statement (Prepared by Form studio. Dated December 2016)
11. Extended Phase 1 Habitat Survey Report (Prepared by ecology services. Dated October 2016. Ref: 16900)

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

3. No development shall take place until details of the materials to be used in the construction of the external surfaces (including windows and doors) of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the materials have a satisfactory appearance.

4. The ground levels and finished floor levels of the development, hereby approved, shall be implemented as shown on the approved plan ref: 875-006 Rev A, 875-007 Rev A and 875-008 Rev A. Any variation from these approved details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

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

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

Part 1 - Development within the Curtilage of a Dwellinghouse

CLASS VARIABLES:

A House Extensions.
B&C Roof Extensions/alterations
D Porches
E Curtilage buildings
F Hardstanding

Part 2 - Minor Operations

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

6. Landscaping, including hard surface landscaping shall be carried out and maintained in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include means of enclosures, car parking and foot path surfacing materials, refuse receptacles, lighting and services as applicable. The soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation

programme. All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

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

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

8. No development shall take place (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:

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".
- 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).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- 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 details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate protection to protected species as required by Policy EP18 of the Fylde Borough Local Plan.

9. Prior to occupation of the development, hereby approved, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local

planning authority. The strategy shall:

1. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
2. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason: To ensure adequate protection to protected species as required by Policy EP18 of the Fylde Borough Local Plan.

10. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul water and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: To ensure the site and development are adequately drained.

11. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the scheme shall include measure of connecting and pumping to the mains sewer on Naze Lane East and must be separate from any surface water drainage scheme. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: To ensure foul waste is discharged into the existing sewer and away from the protected Ribble Estuary.

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: | 16/1015 | Type of Application: | Full Planning Permission |
| Applicant: | Fylde Borough Council | Agent : | Ryder Landscape Consultants |
| Location: | FAIRHAVEN LAKE AND LAND BETWEEN ST PAUL'S CAR PARK AND SEAFIELD ROAD, LYTHAM ST ANNES, FY8 1BB | | |
| Proposal: | DEMOLITION OF EXISTING SEA WALL AND REVETMENT, REPLACEMENT WITH NEW COASTAL PROTECTION SCHEME CONSISTING OF STEPPED AND SLOPING REVETMENTS, INCLUDING PUBLIC REALM IMPROVEMENTS TO PROMENADE AND CONSTRUCTION OF TEMPORARY COMPOUND AREAS. | | |

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:

12. 267-RYD-XX-XX-DR-L-1000 Corresponding construction and ownership boundaries.
13. 267-RYD-XX-XX-DR-L-2000 Red Line & Ownership Boundaries.
14. 5150214-VBA-XX-FL-DR-C-0100 P5 Site Location Plan.
15. 5150214-VBA-XX-FL-DR-C-0101 P4 General Arrangement (Sheet 1 of 8).
16. 5150214-VBA-XX-FL-DR-C-0102 P4 General Arrangement (Sheet 2 of 8).
17. 5150214-VBA-XX-FL-DR-C-0103 P4 General Arrangement (Sheet 3 of 8).
18. 5150214-VBA-XX-FL-DR-C-0104 P2 General Arrangement (Sheet 4 of 8).
19. 5150214-VBA-XX-FL-DR-C-0105 P5 General Arrangement (Sheet 5 of 8).
20. 5150214-VBA-XX-FL-DR-C-0106 P5 General Arrangement (Sheet 6 of 8).
21. 5150214-VBA-XX-FL-DR-C-0107 P5 General Arrangement (Sheet 7 of 8).
22. 5150214-VBA-XX-FL-DR-C-0108 P5 General Arrangement (Sheet 8 of 8).
23. 5150214-VBA-XX-FL-DR-C-0109 P3 Fairhaven Cross Sections (Sheet 1 of 3).
24. 5150214-VBA-XX-FL-DR-C-0110 P3 Fairhaven Cross Sections (Sheet 2 of 3).
25. 5150214-VBA-XX-FL-DR-C-0115 P2 Fairhaven Cross Sections (Sheet 3 of 3).
26. 5150214-VBA-XX-CS-DR-C-0111 P2 Grannys Bay Cross Section (Sheet 1 of 2).
27. 5150214-VBA-XX-CS-DR-C-0112 P3 Grannys Bay Cross Section (Sheet 2 of 2).
28. 5150214-VBA-XX-CS-DR-C-0113 P5 Church Scar Cross Section (Sheet 1 of 2).
29. 5150214-VBA-XX-CS-DR-C-0114 P5 Church Scar Cross Section (Sheet 2 of 2).

Revised Drawings:

30. 267-RYD-XX-XX-DR-L-2001 rev B General Arrangement (1 of 8).
31. 267-RYD-XX-XX-DR-L-2002 rev B General Arrangement (2 of 8).

32. 267-RYD-XX-XX-DR-L-2003 rev B General Arrangement (3 of 8).
33. 267-RYD-XX-XX-DR-L-2004 rev B General Arrangement (4 of 8).
34. 267-RYD-XX-XX-DR-L-2005 rev B General Arrangement (5 of 8).
35. 267-RYD-XX-XX-DR-L-2006 rev B General Arrangement (6 of 8).
36. 267-RYD-XX-XX-DR-L-2007 rev B General Arrangement (7 of 8).
37. 267-RYD-XX-XX-DR-L-2008 rev B General Arrangement (8 of 8).
38. 267-RYD-XX-XX-DR-L-2009 rev B Alternative Grannys Bay Transitions (1 of 2).
39. 267-RYD-XX-XX-DR-L-2010 rev B Alternative Grannys Bay Transitions (2 of 2).
40. 267-RYD-XX-XX-DR-L-2011 Signage and Street Furniture Plan.
41. 267-RYD-XX-XX-DR-L-2014 Lighting Plan (1 of 3).
42. 267-RYD-XX-XX-DR-L-2015 Lighting Plan (2 of 3).
43. 267-RYD-XX-XX-DR-L-2016 Lighting Plan (3 of 3).
44. 267-RYD-XX-XX-DR-L-2017 St Pauls Avenue Car Park - line marking re-aligned.
45. 267-RYD-XX-XX-DR-L-2026 Visualisations.
46. 267-RYD-XX-XX-DR-L-3001 rev B Promenade Entrance Elevation.
47. 267-RYD-XX-XX-DR-L-3002 rev B Fairhaven Seating Plan.
48. 267-RYD-XX-XX-DR-L-3003 rev B Sea Defence Sections 1 of 2.
49. 267-RYD-XX-XX-DR-L-3004 rev B Sea Defence Sections 2 of 2.
50. 267-RYD-XX-XX-DR-L-3005 rev B Scollop Seating Plan.
51. 267-RYD-XX-XX-DR-L-3006 Sloped Revetment Imprinting.
52. 267-RYD-XX-XX-DR-L-3007 Balustrade Details - Fairhaven & Church Scar.
53. 267-RYD-XX-XX-DR-L-3008 Church Scar Capping Stone Elevation.
54. 267-RYD-XX-XX-DR-L-5000 Softworks Plan Sheet 1 of 2.
55. 267-RYD-XX-XX-DR-L-5001 Softworks Plan Sheet 2 of 2.

Supporting Reports:

56. Construction Noise Assessment (Atkins, 24th October 2016).
57. Fylde Coastal Protection Scheme - Overview of Environmental Reporting (January 2017).
58. Fylde Coastal Protection Scheme - Heritage Statement (January 2017).
59. Fylde Coastal Protection Scheme - Flood Risk Assessment (January 2017).
60. Tree Survey and Constraints Report (Amenity Tree Care).
61. Design and Access Statement.
62. 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, Granny's Bay and Church Scar 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 Scar 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 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 details:
 63. Balustrades and concrete upstand as detailed on drawing numbers 267-RYD-XX-XX-DR-L-3007 (Balustrade Details - Fairhaven & Church Scar) and 267-RYD-XX-XX-DR-L-3008 (Church Scar Capping Stone Elevation).
 64. 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).
 65. 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).
 66. 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 Granny's 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 Granny's 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.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) 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).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) 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 (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. There shall be no on site works, including any heavy vehicular movements and deliveries to/ from the site, between the hours of:
- 08:00 - 18:00 Monday to Friday.
09:00 - 13:00 Saturday.
No on site works on Sundays or Bank Holidays.
- Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and 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:
- i. Construction vehicle routes to and from the site, and the timing of their arrival at the site.
 - ii. Location of all site compound areas.
 - iii. Location and size of any porta cabins.
 - iv. Arrangements for the parking of vehicles for site operatives and visitors.
 - v. Details of areas designated for the loading, unloading and storage of plant and materials.
 - vi. Details of the siting, height and maintenance of any security hoarding.
 - vii. Wheel wash facilities, including type and location.
 - viii. 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).

Informative notes:

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

- problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems
2. Whilst it is not expected that a lighting scheme is submitted, consideration should be given to the positioning of security and other lighting whilst the scheme is under construction. Living and sleeping accommodation overlooks the site and there may be a potential for light nuisance.
- 3.

United Utilities:

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

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

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

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

Water Comments

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

General comments

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

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

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities'

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

Any further information regarding Developer Services and Planning please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Item Number: 5

| | | | |
|-------------------------------|--|-----------------------------|--------------------------|
| Application Reference: | 17/0044 | Type of Application: | Full Planning Permission |
| Applicant: | R P Tyson Construction | Agent : | Croft Goode Limited |
| Location: | SUNNY BANK MILL, SUNNY BANK, KIRKHAM, PRESTON, PR4 2JE | | |
| Proposal: | ERECTION OF 23 AFFORDABLE DWELLINGS FOLLOWING DEMOLITION OF EXISTING MILL BUILDING | | |

Decision

Full Planning Permission: - Delegated to Head of Planning and Regeneration in consultation with the Chairman and Vice- Chairman and ward members to grant planning permission subject to:

- The expiration of press notification period and consideration of any comments received as a consequence of that advertisement.
 - The further exploration of the viability of securing a financial contribution of up to £11,500 in lieu of the provision of any public open space within the development. In the event that he is satisfied that this would not render the development unviable then a s106 agreement is to be completed prior to the grant of any planning permission to secure the payment of this sum at an agreed phase of the development and to outline the project on which that funding is to be spent.
 - The finalisation of a list of planning conditions and reasons that the Head of Planning and Regeneration believes are necessary for the development, with these based on the following:
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 – 16-1980-PN005
- Proposed Site Layout – 16-1980-PN001 REV A
- Proposed House Types floor plans – 14-1980-PN002
- Proposed General Elevations – 14-1980-PN003

Supporting Reports:

- Design and Access Statement – 14-1980 (Prepared by Croft Goode Architects)
- Topographical Survey – M/LMC/14/001/001_3D
- GeoEnvironmental Site Investigation (Prepared by Earth Environmental and Geotechnical

Ltd)

- Planning Statement (Prepared by Shepherd Planning)
- Noise Assessment (Prepared by Sound Advice)
- Ecological Survey (Prepared by Living Ecosystems)

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

3. The development hereby approved shall comprise of not less than 100% affordable housing, and shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing scheme shall confirm that the affordable housing meets the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), and shall include:

- 77. The tenure and type of the affordable housing provision;
- 78. Proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
- 79. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
- 80. The occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the enforcement of such occupancy criteria.

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

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

4. Notwithstanding any denotation on the approved plans samples of all the external materials to be used in the construction of the development, hereby approved, including surface and building materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. The submission shall also include details of the re-use of bricks from the building to be demolished in the proposed development. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

5. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted

to and agreed in writing by the Local Planning Authority.

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

Note: The works required by the condition are the creation of a detailed photographic and written record of the mill building, to the standards set out in Historic England's '*Understanding Historic Buildings*' (2016). These works should be carried out by an appropriately qualified and experienced professional archaeological building recording contractor, to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

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

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

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

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

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

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

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

9. No part of the development hereby approved shall commence until a scheme for the construction the site access (including footway provision on Sunny Bank, south side) has been

submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The approved scheme for access and off-site works shall be constructed in accordance with the details approved prior to the first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site. Also, in order to provide safe access to the site for all users (motorised and non-motorised).

10. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors;
- ii) Loading and unloading of plant and materials;
- iii) Storage of plant and materials used in constructing the development;
- iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) Wheel washing facilities;
- vi) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- vii) A scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- viii) A Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
- ix) A scheme to control noise during the construction phase, and
- x) The routing of construction vehicles and deliveries to site.

Reason: To maintain the operation and safety of the local highway network during site preparation and construction.

11. There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs over 1m above the road level within any visibility splay required to maintain safe operation for all users.

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

12. Demolition or construction work shall not begin until a scheme for protecting the surrounding residential premises from noise, vibration and dust from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form

part of the approved scheme shall be adhered to throughout the period of demolition and/or construction.

Reason: To safeguard the amenity of neighbouring properties by reducing the noise/vibration levels emitted from the site.

13. The hours of demolition and construction on the site shall be restricted to 08.00 – 18.00 Mondays to Friday; 08.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring dwellings.

14. Acoustic insulation shall be installed to ensure that habitable rooms achieve the following noise criteria ;

Bedrooms (night-time) - 30dB LAeq, 8 hours / 45 dB L_{Amax}

Living rooms (daytime) - 35dB LAeq, 16hours

External amenity space (daytime) – 50dB LAeq, 16 hours

Reason: To safeguard the amenity of neighbouring

15. A remediation strategy shall be submitted covering the requirements of the stage II report but will also need to consider the asbestos present in the roofing material. Once the remediation has been agreed a validation report shall be submitted before the condition can be discharged.

Reason: In the interests of health and safety.

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

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.

17. No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

18. No works shall commence until full details of appropriate bird nesting and bat roosting opportunities to be installed within the re-developed site, and the phasing of their installation, have been submitted and approved in writing by Fylde Borough Council. Approved details shall

be implemented in full accordance with the approved phasing.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

19. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be.

Reason: -To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

20. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details 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.

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

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

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

22. No development shall be commenced until full details of boundary treatments has been submitted to and approved by the Local Planning Authority. The details shall include how access to the communal garden by vehicles will be prevented, and the phasing by which the respective boundary treatments are to be erected. These approved details are then to be erected in accordance with that agreed phasing and retained thereafter.

Reason: In the interest of visual amenity and to ensure that the communal garden remains

available for its intended purpose in the interests of neighbouring residential 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. 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
2. 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:
 81. Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 82. telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
3. The developer is advised that the works may be subject to the provisions of The **Party Wall etc. Act** 1996 in which case the property owner should be aware of his or her responsibility in this respect prior to scheduling any building activity or preparatory works. A guidance booklet is available (free of charge) from the Council's One Stop Shop, Fylde Direct, at 292 Clifton Drive South, St Annes, Lancashire and can be downloaded from the Planning Portal website.

Item Number: 6

| | | | |
|-------------------------------|--|-----------------------------|--------------------------|
| Application Reference: | 17/0047 | Type of Application: | Full Planning Permission |
| Applicant: | Brooksingh Limited | Agent : | |
| Location: | 43 LYTHAM ROAD AND PART OF FORMER GEORGES GARAGE SITE, BRYNING WITH WARTON, PRESTON, PR4 1AD | | |
| Proposal: | ERECTION OF A DETACHED DWELLING WITH INTEGRAL GARAGE (SHOWN AS PLOT 7 ON ILLUSTRATIVE LAYOUT APPROVED UNDER OUTLINE PLANNING PERMISSION 13/0526) AND CONSTRUCTION OF INTERNAL ACCESS ROAD AND TURNING HEAD FOR THAT DEVELOPMENT | | |

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:

83. Location Plan - Dwg no. 451/PLW/LP Rev D
84. Proposed Site Layout - Dwg no. 451/LRW/SLP Rev J
85. House type C Option 1 - Dwg no. 451/PLW/HTC1 Rev B
86. Proposed Drainage Plan - Dwg no. C-0673-10
87. Proposed Road Construction Details - Dwg no. C-0673-11

Supporting Reports:

88. Design and Access Statement - dated January 2017
89. Remediation Methodology (Plot 7) - Brooksingh Limited, dated March 2017 Rev B
90. Construction Plan for Plot 7

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

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 submitted construction plan, referred to under condition 2 of this permission, is to be implemented and adhered to during the construction of the approved development

Reason: To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

5. That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

Reason: To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwellings.

6. The dwelling hereby approved shall not be occupied until a verification report demonstrating completion of works set out in the remediation methodology (Revision B, dated March 2017 and approved under condition 2 of this permission). The effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure completion of the site remediation

7. Prior to the first occupation of the dwelling hereby approved, the full extent of the access road, turning head, footways, drainage, signage and lighting shall be constructed to a completed standard in accordance with Lancashire County Council document 'Specification for Construction of Estates Road (2011)' unless an alternative phasing for the completion of these works has been submitted to and approved in writing by the Local Planning Authority, in which case the road shall be constructed to at least base course level prior to occupation of the dwelling and to finished standard in accordance with the agreed alternate phasing.

Reason: To ensure that the estate street serving the development are completed to an acceptable standard in the interest of residential / highway safety, and to ensure a satisfactory appearance to the highways infrastructure serving the development in accordance with Policy HL2 of the Fylde Borough Local Plan and Policy GD7 of the Fylde Local Plan to 2032.

8. Prior to the first occupation of the dwelling hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of the site including the internal access roads and footways, areas of landscaping and all associated features such as street lighting, signage, drains and boundary treatments that lie within these areas. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the estate street serving the development are completed and maintained to an acceptable standard in the interest of residential / highway safety, and to ensure a satisfactory appearance to the highways infrastructure serving the development in accordance with Policy HL2 of the Fylde Borough Local Plan and Policy GD7 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. This has been demonstrated by:

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

Item Number: 7

| | | | |
|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0081 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Andrews | Agent : | PWA Planning |
| Location: | THE PADDOCK, BACK LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HP | | |
| Proposal: | ERECTION OF TWO STOREY DWELLING WITH BALCONY TO REAR AS REPLACEMENT FOR EXISTING PROPERTY AND OUTBUILDING | | |

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:

91. Location Plan - Dwg no. F1_01
92. Proposed Site Plan - Dwg no. F1_03
93. Proposed Plans and Elevations - Dwg no. F1_05

Supporting Reports:

94. Planning Statement - produced by PWA Planning, dated January 2017 and ref. PWA_17-327
95. Bat Scoping Survey Report - produced by Batworker, dated 15 March 2017

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

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

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework

4. No demolition of any building, or clearance of any vegetation in preparation for or during the course of development, shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the buildings to be demolished and the vegetation to be cleared are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no demolition or clearance of any vegetation shall take place during the bird nesting season 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 the requirements of Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

5. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class(es) A,B,C,D, E and F of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage 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 Fuel containers
- H Satellite antenna]

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

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: | 17/0085 | Type of Application: | Full Planning Permission |
| Applicant: | Notemachine UK Ltd | Agent : | |
| Location: | 79A POULTON STREET, KIRKHAM, PRESTON, PR4 2AJ | | |
| Proposal: | RETROSPECTIVE APPLICATION TO REPLACE PART OF THE EXISTING GLAZING WITH WHITE LAMINATE PANEL AND INSTALL ATM | | |

Decision

Full Planning Permission: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

- 96. Location Plan
- 97. Typical Fascia Elevations - NM-GA-F1-A
- 98. As installed Plan and Elevation

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

2. Within 3 months of the date of this condition the laminate panel inserted into the shop front as hereby approved shall be replaced with a panel of a colour and materials that has previously been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the property has an appearance that does not detract from the character of the street scene and the town centre in accordance with Policy SH1 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: 9

| | | | |
|-------------------------------|---|-----------------------------|-----------------------|
| Application Reference: | 17/0086 | Type of Application: | Advertisement Consent |
| Applicant: | Notemachine UK Ltd | Agent : | |
| Location: | 79A POULTON STREET, KIRKHAM, PRESTON, PR4 2AJ | | |
| Proposal: | ADVERTISEMENT CONSENT FOR INTERNALLY ILLUMINATED SIGNAGE TO ATM | | |

Decision

Advertisement Consent: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

- 99. Location Plan
- 100. Typical Fascia Elevations - NM-GA-F1-A
- 101. As installed Plan and Elevation

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

2.
 - a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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: 10

| | | | |
|-------------------------------|---|-----------------------------|----------------------------------|
| Application Reference: | 17/0096 | Type of Application: | Householder Planning Application |
| Applicant: | Mr Ralphs | Agent : | |
| Location: | 1 BUTTERCUP WAY, BRYNING WITH WARTON, PRESTON, PR4 1EQ | | |
| Proposal: | EXTENSION OF DOMESTIC CURTILAGE AND ERECTION OF A 1.8 METRE HIGH BOUNDARY FENCE TO SIDE OF REPLACEMENT HEDGE. | | |

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 consent relates to the following details:

Approved plans:

- 102.Location Plan
- 103.Proposed Site Plan - ref. AJP2
- 104.Proposed fence elevation - ref. AJP3

3. The replacement hedge hereby approved by this permission shall comprise of 100 No. specimens of Beech (fagus sylvatica) of between 90 cm to 120 cm in height (at planting). This

Beech hedge shall be planted concurrently with the extension of the curtilage hereby approved, and shall be retained and if later removed due to damage or disease shall be replaced by a hedge of similar size and species.

Reason: To preserve the visual amenity of the street scene at this rural transition as required by Policy GD7 of the Submission Version of the Fylde Borough Local Plan.

4. The timber fence hereby approved shall not be erected until such time as the hedgerow approved under condition 2 of this permission has been planted. Within 1 month of its erection the fence shall be stained in a dark muted colour to the satisfaction of the Local Planning Authority.

Reason: To preserve the visual amenity of the street scene at this rural transition as required by Policy GD7 of the Submission Version of the Fylde Borough Local Plan.

. That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented.

Reason: To ensure that disturbance to any breeding birds within the site is minimised during the development in accordance with Policy EP18 of the Fylde Borough Local Plan.

6. Following completion of the relocation of the hedge and /or the erection of the fence hereby approved visibility splays of 2.4m x 25m when viewed to the north leaving Buttercup Way to join Harbour Lane shall be maintained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures in excess of 1 metre in height measured from the height at the centre line of the adjacent Harbour Lane carriageway.

Reason: To ensure adequate visibility at the street junction in the interest of highway safety.

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: 11

| | | | |
|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0119 | Type of Application: | Full Planning Permission |
| Applicant: | Mitchells & Butlers | Agent : | ABA Architecture |
| Location: | QUEENSWAY HOTEL, BLACKPOOL ROAD NORTH, LYTHAM ST ANNES, FY8 3RU | | |
| Proposal: | REFURBISHMENT OF EXISTING PUB BUILDING INCLUDING NEW ENTRANCE PORCH/LOBBY WITH REVISED ACCESS STAIRS AND RAMP, AND RAISED DECKING | | |

AREA TO FRONT TO FORM AN EXTERNAL DINING AREA WITH ILLUMINATED POST / ROPE EDGE, JUMBRELLAS AND HEATERS AND NEW PATIO DOORS & STEPS FOR 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 consent relates to the following details:

Approved plans:

- 105.Location Plan - 16-1785_212
- 106.Proposed Site Layout - 16-17-85.203
- 107.Proposed Ground Floor GA - 16-1785.204
- 108.Proposed External Elevations - 16-1785.205
- 109.Entrance Lobby - 16-1785.206
- 110.External Steps - 16-1785.207
- 111.External Ramp - 16-1785.208
- 112.Timber Post and Rope - 16-1785.209
- 113.External Planters - 16-1785.210
- 114.Proposed Jumbrella Plan and Elevation - 16-1785.211

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

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 proposed access door to the bin store area, as shown on plan ref: 16-1785.203 shall not open onto the highway. Any replacement door or new means of access shall also not open on to the highway.

Reason: To ensure there is no conflict for highway users in the interests of highway safety.

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. This permission does not give consent for any external ancillary works to the building as a result of

any internal alterations/works associated with this refurbishment that are not shown on the approved plans. Any additional alterations which fall outside this specific permission may require the formal consent of the Council and it is the applicant's responsibility to ensure all works that require consent have been granted planning permission.

Item Number: 12

| | | | |
|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 17/0170 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Rigby | Agent : | Shepherd Planning |
| Location: | LAND ADJ. 2 TRAWLBOAT COTTAGES, BLACKPOOL ROAD, LYTHAM ST ANNES, FY8 4AH | | |
| Proposal: | REVISED HOUSE TYPE TO APPROVED PERMISSION 13/0322 FOR ERECTION OF DETACHED DWELLING AND GARAGING. | | |

Decision

Full Planning Permission: - Decision to grant planning permission delegated to the Head of Planning and Regeneration subject to the completion of a Section 106 agreement in order to secure that any earlier extant planning permission could not also be completed at the site.

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:

- 115. Location Plan -
- 116. Proposed site plan - drawing no. BRO710/SD2
- 117. Proposed floor and elevation plans - drawing no. BRO710/SD4 REV. A
- 118. Proposed landscaping plan - drawing no. BRO710/SD3 REV. A
- 119. Proposed wall detail - drawing no. BRO710/SD5
- 120. Proposed garage door, personnel door, window material and obscure glazing - drawing no. BRO710/SD6
- 121. Proposed schedule of materials (17/0170)

Supporting Reports:

- 122. Design and Access Statement - Shepherd Planning March 2017

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

3. The materials of construction shall be those identified in the 'Schedule of Materials' submitted with the application namely 'Wienerberger Terca Amberley Red Multi' facing bricks, 'Wienerberger Sandtoft Rivius Antique' roof tile in 'grey' and 'Eurocell Logik' window frames in UPVC unless otherwise agreed in writing with the Local Planning Authority.

In the interests of securing a satisfactory overall standard of development in accordance with Policy HL2 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 the submission version of the Local Plan to 2032 and the aims of the NPPF.

4. That prior to the occupation of the dwelling hereby approved, the surface water and foul water drainage shall be provided and fully operational in accordance with drawing no. BR0710/SD5 and thereafter maintained and retained in its approved form unless otherwise agreed in writing with the Local Planning Authority.

To ensure that the surface and foul water drainage details for the dwelling is appropriately provided without causing flooding or pollution of the water environment in accordance with Policies HL2 and EP25 of the Fylde Borough Local Plan as altered (October 2005), Policies GD7 and INF1 the submission version of the Local Plan to 2032 and the aims of the NPPF.

5. Prior to first occupation of the dwelling hereby approved the cobbled wall to the boundary with Blackpool Road shall be completed in accordance with the details set out in drawing no. BR0710/SD5. Thereafter the wall shall be maintained and retained in its approved form unless otherwise agreed in writing with the Local Planning Authority.

In the interests of preserving the remains of this historic boundary treatment as required by Policy EP7 of the Fylde Borough Local Plan as altered (October 2005), Policy ENV5 of the submission version of the Local Plan to 2032 and the aims of the NPPF.

6. Prior to first occupation of the dwelling hereby approved the access to the site as shown on the approved site plan Drawing no. BR0710/SD3 and BR0710/SD2 shall be the sole access point to the dwelling and the first 5 metres into the site back from the site boundary with the highway shall be surfaced in concrete, tarmac, block pavements or other appropriate materials which have first been approved in writing by the Local Planning Authority.

To ensure that the access is properly constructed to prevent loose material being brought onto the highway and retained as the single access to the site in the interests of highway safety in accordance with Policy HL2 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 the submission version of the Local Plan to 2032 and the aims of the NPPF.

7. Prior to the first occupation of the dwelling hereby approved a fence of the scale, type and design as indicated on drawing no. BR0710/SD6 shall be erected along the boundary with the application property and 'Broad Chalke' the location of which shall be as shown on drawing BR0710/SD3. The fence shall thereafter be maintained and retained in its approved form, unless otherwise agreed in writing with the Local Planning Authority.

In the interests of neighbour amenity in accordance with Policy HL2 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 the submission version of the Local Plan to 2032 and the aims of the NPPF.

8. The hard and soft landscape of the site as indicated in the scheme shown on drawing no. BR0710/SD3 shall be carried following first occupation of the dwelling hereby approved, 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, unless otherwise agreed in writing with the Local Planning Authority.

To ensure a satisfactory standard of development and in the interest of visual amenity in the locality, in accordance with Policy HL2 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 the submission version of the Local Plan to 2032 and the aims of the NPPF.

9. 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 syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

- 10 The windows to the first floor on the side elevation facing 'Loxwood' and 'Broad Chalke' shall be obscured glazed with no less than 'Pilkington' glass of level 4 obscurity (or similar) and shall have no opening parts below 1.7 metres from finished floor level.

In the interests of neighbour amenity in accordance with Policy HL2 of the Fylde Borough Local Plan as altered (October 2005), Policy GD7 the submission version of the Local Plan to 2032 and the aims of the NPPF.

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

[CLASS VARIABLES

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

Informative notes:

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