



MINUTES

Planning Committee

Date:	Wednesday, 4 November 2020
Venue:	Remote Meeting Via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Alan Clayton, Chris Dixon, Kiran Mulholland, Jayne Nixon, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Other Members present:	Councillors Mark Bamforth, Matthew Lee.
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, John Copestake, Matthew Taylor, Clare Lord, Lyndsey Lacey-Simone.
Members of the Public:	8 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

There were no registered speakers.

1. Declarations of Interest

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

There were no declarations of interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meetings held on 7th and 14th October 2020 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council procedure rule 24:

Councillor Alan Clayton for Councillor Linda Nulty.

Decision Items

4. Planning matters

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

(Councillor Liz Oades requested that her name be recorded as having voted against approval of planning application no: 20/0315 relating to land adjacent to 8 & 12 Oak Lane, Newton- with- Scales)

(Councillor Liz Oades was not in attendance during the presentation on planning application no: 20/0644 relating to 5 The Crescent, Freckleton and item 7 on the main agenda relating to planning enforcement: canopies and front extensions in Lytham and did not take part in the voting thereon).

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

Information Items

5. List of Appeals Decided

It was reported that no appeal decisions had been received between 25 September and 23 October 2020.

Decision Item

6. 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 3 of Schedule 12A of the Act.

Information Item

Exempt Item

7. Planning Enforcement: Canopies and Front Extensions in Lytham.

The information report provided members with an update on actions being taken following the failure of a number of businesses in Lytham town centre to comply with planning enforcement notices.

Following consideration of this matter, it was RESOLVED:

1. That the committee confirm the previous decision to pursue enforcement action against the unauthorised works at the 4 premises in Lytham named in the report.
2. That such action be suspended during the pandemic and be reviewed in any event at the first Planning Committee after 6 months from today's date.
3. That the Director of Development Services write to the offending establishments to inform them of the Committee's decision, to advise the establishments to comply with the enforcement notices or, if it is possible to put forward an alternative form of development that takes full account of the concerns of the Council and the appeal inspector that led to the refusal of planning permission, to invite revised planning proposals to mitigate the breaches.

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Planning Committee Minutes

04 November 2020

Item Number: 1

Application Reference:	19/0673	Type of Application:	Full Planning Permission
Applicant:	Mr Thorpe	Agent :	Firth Associates Ltd
Location:	FIR TREE BARN, BALLAM ROAD, WESTBY WITH PLUMPTONS, LYTHAM ST ANNES, FY8 4NG		
Proposal:	REPLACEMENT OF THE EXISTING DWELLING WITH A TWO STOREY DWELLING WITH BALCONY, DETACHED DOUBLE GARAGE, INSTALLATION OF SUBTERRANEAN SWIMMING POOL IN REAR GARDEN AND AMENDMENTS TO ACCESS.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. FTB/1/000
- Proposed Ground floor Site Plan - Drawing no. FTB/1/010 REV. F
- Proposed Roof Site plan - Drawing no. FTB/1/011 REV. F
- Proposed Ground Floor Plan - Drawing no. FTB/1/110 REV. C
- Proposed First Floor Plan - Drawing no. FTB/1/111 REV. C
- Proposed Front & Rear Elevation Plan - Drawing no. FTB/3/310 REV. D
- Proposed Side Elevation Plan - Drawing no. FTB/3/312 REV. D
- Proposed Side Elevation Plan (garage) - Drawing no. FTB/3/313 REV. F
- Proposed section Plan (pool) - Drawing no. FTB/2/210 REV. C
- Proposed Street view Plan - Drawing no. FTB/3/311 REV. C

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

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

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

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

4. The following areas shall be obscurely glazed to standard equivalent to at least level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) to a height of up to at least 1.7m measured from the first floor height of the building, and shall be non-opening below that height as shown on the plans listed in condition 2 of this planning permission.
- central section of glazing to the first floor of the western elevation (ie that which is alongside the stairs and the kitchen / dining area)
 - the western facing section of the glazing to the corner window serving the front lounge area at first floor

Only this style of glazing shall be installed during the construction of the dwelling and it shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of the neighbouring dwelling at Fir Trees Farm in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

5. The privacy screen to the balcony area as shown on the plans listed in condition 2 of this planning permission shall be installed prior to the first occupation of the dwelling hereby approved and retained at all times thereafter.

Reason: To safeguard the privacy of occupiers of the neighbouring dwelling at Mollington House in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

6. Notwithstanding any details shown on the approved plans and the requirements of condition no. 2 of this permission, before the dwelling hereby approved is first occupied a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the dwelling is first occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

7. If demolition works have not commenced by 1 February 2022 no demolition works shall be undertaken until an updated Bat survey has been completed to assess the potential for the buildings on site to support a bat roost or nesting site. The survey shall include appropriate mitigation in the event that any bat presence is found on the site, with demolition works not commencing until this survey has been submitted to and approved by the Local Planning Authority, and any licence that may be required if bats are found to be present has been obtained. Any mitigation measures identified in the survey shall be undertaken in full.

Reason: To limit the potential for harm to and to ensure that the development does not

adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

8. No clearance of any vegetation and/or demolition of buildings (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation and/or buildings to be cleared do not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation and/or buildings shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

9. Prior to the commencement of above ground works on the replacement dwelling a scheme for Biodiversity Enhancement Measures, as set out in section 5 of the Dusk Survey dated June 2020 by Pennine Ecological, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: In order to enhance biodiversity in the area in accordance with the requirements of Policy ENV2 of the Fylde Local Plan to 2032, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. Prior to the first occupation of the replacement dwelling hereby approved the driveway feature between Ballam Road and the proposed gate shall be surfaced in a solid material as set out in the approved plan listed in condition 2 (or a suitable replacement to this material subsequently agreed in writing with the Local Planning Authority).

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users, in accordance with Policy GD7 of the Fylde Local Plan to 2032.

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

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[s] and the surrounding area. In accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

12. No above ground development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved surface water drainage scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The dwelling shall not be first occupied until the approved surface water drainage scheme, and the foul water drainage scheme indicated to be a waste treatment tank on drawing no. 1114 REV. B has been implemented and is operational. These arrangements shall be maintained as operational drainage schemes thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies CL1 and CL2 of the Fylde Local Plan 2032 and the aims of the National Planning Policy Framework.

13. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives and visitors;
- c) arrangements to ensure there is an area retained on site that allows for the on-site turning of all vehicles to the site, or operational arrangements in the event that a vehicle has to perform a reversing manoeuvre either onto or off Ballam Road
- d) details of areas designated for the loading, unloading and storage of plant and materials;
- e) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- f) measures to control and reduce the emission of dust and dirt during construction, including details of how transmission to surrounding properties will be mitigated;

Development shall thereafter be carried out in full accordance with the duly approved CEMP.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties, and to ensure safe operation of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, and the National Planning Policy Framework.

14. No works associated with the construction of the swimming pool and associated building hereby approved shall take place until a 'Pool Construction and Operation Plan' has been submitted to and approved in writing by the Local Planning Authority to include the following:

- a) the extent of the area to be excavated to construct this aspect of the development
- b) the measures to be taken to ensure that the land around the excavated area (both within and without the application site) is to be protected from slip and other subsidence during the excavation process
- c) The measures to be taken to protect existing planting around the perimeter of the site form damage by machinery or through root damage during the construction process
- d) the method of removal of any material that is to be taken off site
- e) the location for the storage of any material that is to be retained on site
- f) the details for the filling and draining of the pool once operational, including the arrangements for filtration of any chemicals form the pool water prior to it being discharged from the site.
- g) the operational details of any plant or other equipment associated with the pool such as water heating and circulation with particular regard o the level of noise and vibration that this could generate.

Development shall thereafter be carried out in full accordance with the duly approved Pool Construction Plan.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for harm to neighbouring amenity and the rural character of the area from the construction and subsequent operation of this facility in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, and the National Planning Policy Framework.

15. The pool and associated leisure facilities hereby approved shall be for private personal use only by the owner of the dwelling at Fir Trees Barn with no swimming lessons, pool hire or other commercial enterprise carried on, in or from the facility.

Reason: The use of the development in connection with any commercial operation would potentially cause increased activity at the site and vehicle movements to it contrary to the provisions of policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. Precautionary Note Regarding Bats

If bats are found or suspected at any time work should cease until advice has been sought and implemented from a licenced ecologist.

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

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

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

Application Reference:	20/0315	Type of Application:	Full Planning Permission
Applicant:	Westchurch Homes Limited	Agent :	Maybern Planning and Development Ltd
Location:	LAND ADJACENT TO 8 & 12 OAK LANE, NEWTON WITH SCALES, PR4 3RR		
Proposal:	RESIDENTIAL DEVELOPMENT OF 37 DWELLINGS COMPRISING 100% AFFORDABLE HOUSING WITH ASSOCIATED INFRASTRUCTURE		

Decision

Full Planning Permission: That authority be delegated to the Head of Planning and Housing to grant planning permission subject to:

1. The completion of an agreement entered into under S106 of the Town and Country Planning Act (as amended) to secure the following:
 - a) A scheme for 100% of the dwellings to be provided as affordable housing which meets the definition contained in Annex 2 of the National Planning Policy Framework (unless secured through the imposition of an appropriately worded planning condition).
 - b) A contribution of £117,249.72 towards addressing the expected shortfall in primary education capacity to serve the occupants of the development to be spent at Newton Bluecoat CE Primary School and/or Freckleton Strike Lane Primary School as identified in the assessment from Lancashire County Council dated 19.10.20 (or any other assessment that succeeds it).
 - c) A contribution of £37,000 towards the provision and/or enhancement of recreational facilities at Newton Hall Park, School Lane, Newton.
 - d) A contribution of £24,054 towards addressing the expected shortfall in Primary Care capacity to serve the occupants of the development to be spent in connection with the provision of a new build Primary Care Centre in Wesham.
 - e) A fee equivalent to £300 per trigger towards the Council's costs incurred in monitoring each of the contributions in b), c) and d) above.

The S106 agreement will be expected to meet the full amounts quoted above in all cases, unless: 1) a viability appraisal has been agreed in writing with the Local Planning Authority which demonstrates that the payment of some, or all, of these contributions would render the development unviable; or 2) the Council receives updated assessments from the relevant consultee advising that the contributions are to be altered.

2. The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable including: a) provision for an additional condition to secure the delivery of affordable housing as identified in 1.; and b) provision for amendments to the wording of condition 8 to allow reference to the need for a pumped foul connection and foul water pumping station as mentioned in parts i) and j) of the condition to be removed (including any other amendments to the condition associated with the same) in the event that United Utilities provide written confirmation to the Local Planning Authority that such apparatus is not required to enable a suitable means for disposing of foul water from the development).

Conditions and Reasons

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

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

2. This permission relates to the following plans:

Drawing no. LP01 – Site location plan.
Drawing no. J32-4820-PS-001 Rev C – Preliminary site access.
Drawing no. PL03 Rev N – Proposed layout.
Drawing no. BT01 Rev J – Boundary treatments plan.
Drawing no. HL01 Rev H – Hard landscaping plan.
Drawing no. MP01 Rev G – Materials plan.
Drawing no. MAT-01 – Site material schedule.
Drawing no. 6240.03 Rev D – Landscape proposals.
Drawing no. 6240.02 Rev C – Tree protection plan.
Drawing no. 674-BUNG-EBH Rev D – Bungalow EBH.
Drawing no. 862-DAL-110 Rev B – Dalemain EBG.
Drawing no. 862-DAL-116 Rev B – Dalemain MB.
Drawing no. 912-GOS-110 Rev C – Gosford EBG.
Drawing no. 912-GOS-111 Rev C – Gosford EHG.
Drawing no. 862-HAD-110 Rev C – Haddon EBG.
Drawing no. 862-HAD-112 Rev C – Haddon ERG.
Drawing no. 862-HAD-116 Rev C – Haddon MB.
Drawing no. 862-HAD-118 Rev C – Haddon MR.
Drawing no. 1166-LON-110 Rev C – Longleat DBG.
Drawing no. 1255-LUD-112-ALT Rev D – Ludlow DBH.
Drawing no. 1255-LUD-112-ALTOP Rev E – Ludlow DBH.
Drawing no. 1183-MON-112 Rev C – Montacute ERG.
Drawing no. 950-PET-110 Rev C – Petworth EBG.
Drawing no. GA01 – Single garage.

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

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development 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 their type, colour and texture and the materials used shall demonstrate compliance with the details shown on drawing nos. MAT-01 and MP01 Rev G. The development shall thereafter be implemented in accordance with the duly approved details.

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

4. No above ground works of development on plots 1, 36 and 37 (as identified on drawing no. PL03 Rev N) shall take place until details of the blind/tax windows to the first floor side elevations of the Ludlow house type to be constructed on those plots have been submitted to

and approved in writing by the Local Planning Authority. Such details shall include the depth of the window reveal, their materials and edge detailing. The blind/tax windows shall thereafter be constructed in accordance with the duly approved details before the dwelling on each associated plot is first occupied.

Reason: To ensure an appropriate design, finish and architectural detailing to the blind/tax windows proposed on each of the above mentioned plots in order that the elevations of those dwellings provide suitable dual aspects and active frontages to the street in the interests of achieving good design in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, Consideration 7 of Building for a Healthy Life and the National Planning Policy Framework.

5. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives and visitors;
- c) details of areas designated for the loading, unloading and storage of plant and materials;
- d) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control and reduce the emission of dust and dirt during construction, including details of how transmission to surrounding nature conservation sites will be mitigated;
- i) details of the siting, design and spillage of any artificial lighting to be used during the construction period and how its effects on surrounding habitats and nature conservation sites will be mitigated;
- j) Details of how the effects of construction activities taking place adjacent to the ditch located along the southern boundary of the site (as identified in the Ecological Appraisal by Bowland Ecology dated February 2020) will be mitigated.

Development shall thereafter be carried out in full accordance with the duly approved CEMP.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties, to avoid obstruction of the surrounding highway network during the construction of the development and to safeguard the ecological value of existing habitats within and surrounding the site in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

6. No above ground works of development shall take place until details of the finished ground floor levels for each dwelling and the ground levels for the external areas of the site, above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings and land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and

future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. The dwellings which are identified as being “M4(2) compliant” on drawing no. PL03 Rev N (8 dwellings in total) shall be constructed to comply with optional requirement M4(3)(2)(a) contained in Part M, Schedule 1 of the Building Regulations 2010 (as amended).

Reason: To ensure that the development delivers a suitable proportion of dwellings that are designed to provide specialist accommodation for the elderly in order to satisfy the requirements of Fylde Local Plan to 2032 policy H2 and to provide an appropriate mechanism to secure compliance with optional requirement M4(3)(2)(a) under Part M, Schedule 1 of the Building Regulations 2010 (as amended).

8. No above ground works of development shall take place until a scheme for the design, based on sustainable drainage principles, and implementation of a strategy for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and shall demonstrate compliance with the principles of the drainage strategy contained in the Flood Risk Assessment and Drainage Strategy by Reford Consulting Engineers Limited (report reference 19.753) dated April 2020 (amended version received 7 August 2020). The scheme shall include:

- a) Separate systems for the disposal of foul and surface water (with no surface water draining directly or indirectly to the public sewer).
- b) A final foul and sustainable drainage layout plan appropriately labelled to include:
 - i) Pipe/structure references; ii) Dimensions; iii) Design levels; and iv) Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm a minimum 150mm+ difference for FFL.
- c) Details to demonstrate that, and how, the surface water run-off and volume from the development will not exceed the pre-development runoff rate, which has been calculated at 8.3l/s Qbar.
- d) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change (pre & post development), volume of attenuation required (post development)) with allowance for urban creep, to include summary of permeable/impermeable areas of site used within calculations, and return period summary of critical results by maximum levels.
- e) A plan identifying areas contributing to the drainage network.
- f) Measures to be taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- g) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates in accordance with BRE365.
- i) Mitigation measures to prevent sewer surcharge in the form of a pumped foul connection.
- j) Details of the size, height, materials, finish and design of all apparatus and means of enclosure associated with any foul water pumping station.
- k) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.
- l) A construction phase surface water management plan to include how surface water and pollution prevention will be managed during each phase of construction.

The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority, and the drainage system and infrastructure shall be retained, managed and maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, that water quality is not adversely affected by the development, that appropriate measures are put in place for the disposal of foul and surface water, to identify a responsible organisation/body/company/undertaker for the sustainable drainage system to ensure its ongoing maintenance and to ensure that any drainage infrastructure visible above ground is of an appropriate design in accordance with the requirements of Fylde Local Plan to 2032 policies CL1, CL2 and GD7 and the National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot, including those to be erected along the site perimeter where they connect with individual plot boundaries, shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing no. BT01 Rev J before the dwelling on each associated plot is first occupied. The duly constructed boundary treatments shall be retained as such thereafter.

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

10. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing no. 6240.03 Rev D shall be carried out during the first planting season that occurs either: i) in the case of landscaping within the curtilage of the dwellings, after the dwelling on each associated plot is first occupied; or ii) in the case of landscaping on the external areas of the site located outside the curtilage of the dwellings, after the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details contained in the Landscape Management Plan by tba landscape architects (report reference BH/6240/REV B/LMP/OCT20) dated October 2020 (Revision B). Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

11. With the exception of those specimens identified on drawing no. 6240.02 Rev C, no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate compensatory planting which includes details of the type, size, species, siting, planting distances and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the Local Planning Authority. Any compensatory planting to be introduced pursuant to this condition shall be carried out in accordance with a timetable which has first been submitted to

and approved in writing by the Local Planning Authority.

Reason: To protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate compensatory planting is introduced to offset any additional tree and hedge removal required as part of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of valuable ecological habitats and networks in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2.

12. The development shall be carried out in strict accordance with the tree and hedge protection measures detailed in the Arboricultural Impact Assessment and Method Statement (Revision C) by tba landscape architects (report reference MG/6240/AIA&AMS/REV C/OCT20) dated October 2020 and indicated on drawing no. 6240.02 Rev C. The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence in the interests of ensuring good arboricultural practice and to protect existing habitats and networks of ecological value in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2.

13. No works associated with the monolithing of the Ash trees 4T, 5T, 6T and 8T (as identified on drawing no. 6240.02 Rev C) shall take place until a scheme containing precise details, a schedule and programme of the monolithing works has first been submitted to and approved in writing by the Local Planning Authority. All monolithing works shall thereafter be carried out in full accordance with the duly approved scheme.

Reason: To ensure that the proposed monolithing works to retained Ash trees 4T, 5T, 6T and 8T are carried out in accordance with good arboricultural practice in order to minimise the impact on the retained trees, to safeguard future occupiers of the development and to ensure that the monolithed trees continue to contribute towards biodiversity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2.

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

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

15. The scheme for the installation of bat and bird boxes shown on drawing no. 6240.03 Rev D and identified in paragraphs 5.7 and 5.13 of the Ecological Appraisal by Bowland Ecology dated February 2020 shall be implemented in accordance with a timetable which has been submitted to and approved in writing by the Local Planning Authority before any of the dwellings are first

occupied.

Reason: To ensure that the development delivers appropriate biodiversity enhancements within a suitable timeframe as recommended in section 5 of the Ecological Appraisal in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

16. The development shall be carried out in full accordance with the Reasonable Avoidance Measures (including their timetable for implementation) detailed in paragraph 5.14 of the Ecological Appraisal by Bowland Ecology dated February 2020.

Reason: To ensure that appropriate measures are taken as part of the development to avoid potential harm to amphibians in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

17. None of the dwellings hereby approved shall be occupied until a scheme for the installation of any exterior lighting on the building(s) and the external areas of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with best industrial practice contained in the Institution of Lighting Professionals and Bat Conservation Trust publication – Guidance Note 08/18: Bats and artificial lighting in the UK, and shall include details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights. All exterior lighting shall thereafter be installed in accordance with the duly approved scheme.

Reason: To ensure that any exterior lighting to be installed at the site does not cause a nuisance to surrounding occupiers or undermine the value and use of retained and enhanced habitats within the site for protected species (specifically bats) as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

18. No development or other works of site clearance and preparation shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigation has been submitted to and approved in writing by the local planning authority. The WSI shall include:

- a) An initial phase of trial trenching followed by the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance.
- b) In the event that remains are encountered, a further phase of impact mitigation (formal excavation of those remains) and a subsequent phase of appropriate analysis, reporting and publication.
- c) Provision for archive deposition of the report, finds and records of the site investigation.
- d) Provision for all archaeological works to be undertaken by an appropriately qualified and experienced professional archaeological contractor in compliance with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

The development shall thereafter be carried out in full accordance with the duly approved WSI and the timetable contained therein.

Reason: To ensure that a suitable programme of archaeological investigation is implemented

prior to the commencement of any development that could disturb buried archaeology in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

19. No above ground works of development shall take place until a scheme for the design and construction of the site access (the layout of which is shown on drawing no. J32-4820-PS-001 Rev C) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 2.4 metres x 25 metres in both directions at the junction of the site access with Oak Lane (when measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Oak Lane). The site access shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height (when measured above the height at the centre line of the adjacent carriageway).

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

20. No above ground works of development shall take place until a scheme for the siting, layout, design and construction of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:
- a) The provision of a new footway with a minimum width of 2 metres on the north side of Oak Lane to the east and west of the site access, the approximate extent of which is shown on drawing no. J32-4820-PS-001 Rev C, including the provision of tactile paving and an assessment of the need for the re-location and/or provision of street lighting.
 - b) The upgrading of the existing northbound bus stop located on the west side of Bryning Lane in front of no. 102 Avenham Place to a Quality Bus Stop.

The highway improvement works shall be implemented in full accordance with the details in the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, or within any other timescale that has first been agreed in writing with the Local Planning Authority.

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure in order to achieve a safe and suitable means of access to the development for all users in the interests of highway safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

21. None of the dwellings hereby approved shall be occupied until a scheme for the provision of the shared pedestrian/cycle links onto Bryning Lane and Parrox Lane (the locations and layout of which are shown on drawing no. PL03 Rev N) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details for each link:
- a) A specification for their design, construction (including surface treatment) and lighting.

- b) Details of the layout and design of their junctions onto Bryning Lane and Parrox Lane, including any changes in levels, gradients and ground markings.
- c) Details of the siting, layout, height, design, materials and finish of barriers to prevent their use by vehicular traffic.
- d) A timetable for their completion.

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

Reason: To encourage access to and from the site via walking and cycling by ensuring that the shared pedestrian/cycle links provide a safe and attractive route for pedestrians and cyclists in the interests of highway safety and to ensure that opportunities for crime are limited through the detailed design of the routes in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, Consideration 1 and 2 of Building for a Healthy Life and the National Planning Policy Framework.

22. No above ground works of development shall take place until a scheme for the design, construction and phasing of all new estate roads (including the raised junction table to the front of plot 1) and associated footways shown on drawing no. PL03 Rev N has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details and a timetable for their delivery. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme before any of the dwellings to be served by that road are first occupied.

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

23. None of the dwellings hereby approved shall be occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 22 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

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

24. The vehicle parking and manoeuvring areas for each dwelling shown on drawing nos. PL03 Rev N and HL01 Rev H (including both in-curtilage and on-street parking) shall be laid out and made available for use in accordance with the details shown on the approved plans before each associated dwelling is first occupied, and shall be retained as such thereafter.

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

25. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), all garages (whether integral or detached) shown on drawing nos. PL03 Rev N, 1166-LON-110 Rev C and GA01 shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

Reason: To ensure that, where garages are relied upon to act as parking spaces, appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

26. Before the dwellings on plots 12 and 13 are first occupied, the ground floor bedroom and living room windows in their respective north and south facing (side) elevations shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity). The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between opposing habitable room windows in the sides of plots 12 and 13 in order to safeguard the privacy of future occupiers of those dwellings and to ensure a high standard of amenity for those occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

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

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

2. **Highways:**

For the purposes of conditions 19, 20 and 21 of this permission, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) before any development takes place to determine the need, scope and timescale for any agreement under section 278 of the Highways Act (1980) with regard to any engineering works that are to be carried out within the adopted highway.

For the purposes of condition 22 of this permission, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 23 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Item Number: 3

Application Reference:	20/0369	Type of Application:	Full Planning Permission
Applicant:	Mr Threlfall	Agent :	CFM Consultants Ltd
Location:	REAM HILLS, MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR4 3NB		
Proposal:	RETROSPECTIVE PLANNING APPLICATION FOR ERECTION OF 12NO STABLES FOR PRIVATE USE (INCLUDING TWO PADDOCKS, STORES, WC, 2NO LIGHTING COLUMNS AND KENNEL) PLUS LANDSCAPING,		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. RH/04536/001
- Proposed Site Plan - Drawing no. RH/04536/005
- Proposed Site Layout - Drawing no. RH/04536/004
- Proposed Stables Plans & Elevations - Drawing no. RH/04536/006
- Proposed Riding Arena Elevations - Drawing no. RH/04536/007
- Proposed Kennel Elevations - Drawing no. RH/04536/008

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

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

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

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

3. The stables, kennels and sand paddocks hereby approved shall be for private personal use only by the owner of the Ream Hills Farm, being the land edged blue on the location plan submitted with the application and having reference RH/04536/001. No trade, business, or commercial enterprise shall be carried on, in or from the stables, kennels or sand paddocks.

Reason: The use of the development in connection with any commercial operation would potentially cause increased activity at the site and vehicle movements to it contrary to the provisions of policy GD7 of the Fylde Local Plan to 2032, and to ensure that there was no scope

for a justification for a rural worker at the site to accord with Policy GD4 of the Fylde Local Plan to 2032

- Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the site shown on drawing no. RH/04536/005 shall be carried out during the first available planting season after the granting of this planning permission and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into the surrounding landscape and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

- Within 3 months of the date of the granting of this planning permission the lighting columns the subject of this application will be erected and fitted with appropriate hoods and at an appropriate angle to prevent light spillage beyond the larger sand paddock for which they are designed to illuminate.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to the surrounding countryside area or impact on the highway safety of the users of the M55, as a result of light pollution, in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

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

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

Item Number: 4

Application Reference:	20/0514	Type of Application:	Full Planning Permission
Applicant:	Reliant TV (St Annes) Ltd	Agent :	Eastham Design Associates Ltd
Location:	GRANARY BUILDINGS, MYTHOP ROAD, WEETON WITH PREESE, BLACKPOOL, FY4 4XB		
Proposal:	ERECTION OF BUILDING FOR STORAGE AND DISTRIBUTION USE (CLASS B8) OVER AN EXISTING DIS-USED SILAGE CLAMP STRUCTURE AND HARDSTANDING AREA		

Decision

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

with the decision to be made following the conclusion of the statutory notification period for the press and site advertisements and the consideration of any comments received. Any decision to grant planning permission shall be subject to conditions and reasons which the Head of Planning and Housing considers necessary based on the following suggestions.

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1451-20-03 Rev B
- Proposed Site Plan & Street Scene - Drawing no. 1451-20-03 Rev B
- Proposed Plans - Drawing no. 1451-20-05 Rev B
- Proposed Elevations - Drawing no. 1451-20-04 Rev B
- Indicative Section - Drawing no. 1451-20-06 Rev B

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. 1451-20-04 Rev B)

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for B8 purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only.

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Para 180 the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the commencement of any part of the development hereby approved a soft landscaping scheme to screen the approved new storage building in views from the east, north and west shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved soft landscaping scheme shall be carried out during the first planting season after the storage building is brought into first use and the areas which are landscaped shall be retained as landscaped areas

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

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of policies GD7 and ENV1 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

Informative notes:

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

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

Item Number: 5

Application Reference:	20/0644	Type of Application:	Householder Planning Application
Applicant:	Mr Dixon	Agent :	
Location:	5 THE CRESCENT, FRECKLETON, PRESTON, PR4 1UL		
Proposal:	RETROSPECTIVE APPLICATION FOR ERECTION OF TWO STOREY GARDEN SUMMERHOUSE		

Decision

Householder Planning Application :- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Location Plan & Proposed Site Plan - Drawing no. AG20/0236 00 Rev A
 - Proposed Floor Plans & Elevations - Drawing no. AG 20/0236 01

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local

Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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

3. The outbuilding hereby approved shall be for private personal use only by occupiers of No 5 The Crescent, Freckleton. No trade, business, or commercial enterprise shall be carried on, in or from the outbuilding.

Reason: The use of the outbuilding in connection with any commercial operation would potentially cause unacceptable harm to neighbour amenity and the safe use of the adjacent highway network contrary to the provisions of policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

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

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