

MINUTES

Planning Committee

Date:	Wednesday, 12 December 2018
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Michael Cornah, Neil Harvey, Jayne Nixon, Liz Oades, Sandra Pitman, Ray Thomas
Officers Present:	Ian Curtis, Andrew Stell, Matthew Taylor, Charlie Richards, Lyndsey Lacey- Simone
Members of the Public:	5 members of the public were in attendance during the course of the day

Public Speaking at the Planning Committee

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

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 14 November 2018 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

4. Planning Matters

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

(Councillor Jan Barker was not in attendance during the discussion and voting on planning application nos: 18/0744, 18/0469, 18/0571, 18/0813, 18/0838 and items 5 and 6 on the main agenda)

(Councillor Michael Cornah was not in attendance during the discussion and voting on planning application no: 18/0838 and items 5 and 6 on the main agenda)

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

The Information Report provided details on appeal decisions received between 01/11/18 and 30/11/2018.

6. Review of the Joint Lancashire Minerals and Waste Local Plan Publication Consultation Version (Regulation 19)

The Information Report advised members that the Mineral Planning Authority, Lancashire County Council, along with Blackpool and Blackburn Councils had undertaken a review of the Joint Lancashire Minerals and Waste Local Plan and sought views on the Publication Version of the Plan in line with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Members were advised that in accordance with the Council's scheme of delegation, a response to the consultation has been provided by the Head of Planning & Housing. This was included as a link to the report.

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Planning Committee Minutes

12 December 2018

Item Number: 1

Application Reference:	15/0875	Type of Application:	Discharge of Conditions
Applicant:	Hallam Land Management Limited	Agent :	Pegasus Group
Location:	LAND OPPOSITE BLACKFIELD END FARM, CHURCH ROAD, BRYNING WITH WARTON		
Proposal:	DISCHARGE OF CONDITION 16 (CHURCH ROAD/ LYTHAM ROAD / HIGHGATE LANE JUNCTION LAYOUT) AND CONDITION 18 (LOCATION AND DESIGN OF BUS TURNAROUND FACILITY) ON PLANNING PERMISSION 13/0674.		

Decision

In respect of condition 16

The authority to discharge the details of the condition be delegated to the Head of Planning and Housing subject to the receipt of additional and revised information relating to the matters pertinent to the requirements of this condition where the details received to date are inadequate, namely:

- Footway / cycleway surfacing and pedestrian refuges
- Street furniture (street lighting column, traffic signal design, guard rails, refuse bins, benches, etc.)
- Design of bus stops / shelters

In respect of condition 18

The decision previously made by the Head of Planning and Housing to discharge the details of this condition is supported. The wording of that decision is reproduced below:

18. This condition requires that details are provided of a bus service to the site, a bus stop and turnaround facility within the development site to facilitate access to that service, and that the service is operational by the 26th occupation on the site.

The submission includes an indicative location for the bus stop and turnaround routeing in the northern parcel.

However, since the application was submitted the proposals for providing public transport access to the site have been revised to provide a service along Church Road only with this authorised through planning permission 18/0567 which approves the access arrangements for the development and includes the provision of a bus stop in each direction on Church Road, and a variation to the planning obligation associated with planning permission 13/0674 to revise the funding for the public transport facilities.

Whilst there is no bus stop or turnaround facility within the site, the measures explained above provide a suitable mechanism to serve the site by public transport and so this aspect of the condition is discharged.

The condition also requires that this is operational prior to the occupation of the 26th dwelling and maintained for 5 years and so this aspect of the condition is to be complied with as the development progresses.

Item Number: 2

Application Reference: 18/0469	Type of Application: Full Planning Permission
Applicant: CUMPSTY PROPERTIES	Agent : Alan Jones Chartered Surveyors
Location: LAND OFF HALLAM WAY, WESTBY WITH PLUMPTONS	
Proposal: PROPOSED DEVELOPMENT OF TWO DETACHED BUILDINGS TO PROVIDE SIX INDUSTRIAL UNITS AND CAR PARKING (USE CLASSES B1, B2 AND B8)	

Decision

The authority to determine the application be delegated to the Head of Planning and Housing on completion of the statutory publicity periods and consideration of any comments received. In the event that he recommends that planning permission be GRANTED then that decision shall be subject to the following conditions, or any revisions / additional conditions that he considers are appropriate:

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - Dwg no. AC HC 002 Rev D
- Proposed Site Plan - Dwg no. AC HC 002 Rev D
- Proposed Elevations & Floor Plans - Dwg no. AC HC 002 Rev D
- Proposed Landscaping Scheme - Dwg no. AC LS 001
- Proposed Drainage Scheme - Dwg no. 7527/DR/01, dated 19 September 2017

Supporting Reports:

- Design and Access Statement - produced by Alan Jones Chartered Surveyors, dated June 2017
- Flood Risk Assessment & Drainage Strategy - produced by Alan Jones Chartered Surveyors, dated 17 October 2017

Reason: To provide clarity to the permission.

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. AC HC 002 Rev D).

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 policy GD7 of the Fylde Local Plan to 2032 and the NPPF.

4. In the event that external lighting of the building / premises / site curtilage is proposed a scheme for that lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter only lighting contained in the approved scheme shall be implemented at the site.

Reason: In the interests of visual amenity.

5. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, where premises are in use as Class B8 storage and distribution any retail sales shall be limited to a level that is ancillary to the main use of the premises for wholesale distribution and under no circumstances shall exceed 15% of the floor area of each unit.

Reason: For the avoidance of doubt and in order to avoid the establishment of a retail operation in this out of centre location.

6. The car parking, unloading / area and cycle parking arrangements as indicated on the approved plan shall be constructed, drained, surfaced and laid out in accordance with the approved plan listed in condition 2 and shall be made available for use prior to the first occupation of either of the approved buildings. Thereafter these areas shall be retained as being available for their intended uses.

Reason: To provide a satisfactory level and arrangement of on-site parking and maneuvering space to accord with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

7. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on the approved drawing (dwg no. AC LS 001) shall be carried out during the first planting after the development is substantially completed 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 the interests of visual amenity and to enhance the character of the street scene in accordance with the requirements of policy GD7 of the adopted Fylde Local Plan to 2032.

8. No goods of any description shall be stored on site other than within the buildings.

Reason: In the interests of the visual amenity of the area given the prominent siting of the development as required by Policy GD7 of the Fylde Local Plan to 2032.

9. The drainage for the development hereby approved shall be carried out in accordance with the principles set out in the submitted foul & surface water drainage scheme shown on the approved drawing (dwg no. 7527/DR/01, dated 19 September 2017). For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 litres per second. No surface water will be permitted to

drain directly or indirectly into the public combined sewer. The development shall be completed in accordance with the approved details.

Reason: 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.

10. Notwithstanding the indication on the application form in the event that any fencing is proposed for the site this fencing shall only be erected following the submission to, and subsequent approval in writing by the Local Planning Authority, of a fencing detail to confirm the routing, height, colour and design of that fencing. Only fencing that accords with this details shall thereafter be erected.

Reason: In the interests of the visual amenity of the area given the prominent siting of the development as required by Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. A public sewer crosses the application site which requires an access strip width of six metres; three metres either side of the centre line of the sewer. A sewer diversion may therefore be necessary and the applicant must discuss this at an early stage with United Utilities Developer Engineer (Graham Perry) at wastewaterdeveloperservices@uuplc.co.uk. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
2. 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 securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	18/0499	Type of Application:	Full Planning Permission
Applicant:	Parks Leisure and Cultural Services	Agent :	Ryder Landscape Consultants
Location:	FAIRHAVEN LAKE AND GARDENS, INNER PROMENADE, LYTHAM ST ANNES, FY8 1BB		
Proposal:	ENGINEERING WORKS TO FAIRHAVEN LAKE IN CONNECTION WITH RESTORATION OF GARDENS INCLUDING: (1) FORMATION OF LAUNCHING BEACH; (2) INSTALLATION OF ADDITIONAL PONTOONS; (3) LAKE EDGE MODIFICATION ADJACENT TO CAFE TO WIDEN ACCESS; (4) CREATION OF LAUNCH PLATFORM; (5) REFORMATION OF ENTRANCE TO LAGOON; (6) PILOT LAKE EDGE REINFORCEMENT WORKS; (7) CREATION OF BOAT LANDING STAGE TO WESTERN ISLAND; (8) PROVISION OF WINTER WADING BIRD ROOST SITE ON EASTERN ISLAND; AND (9) INSTALLATION OF LAKE AERATORS FOR WATER CIRCULATION		

Decision

That authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

- The Local Planning Authority's adoption of a suitable Habitat Regulations Assessment which, in accordance with Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017, demonstrates that the proposed development (including, where necessary, appropriate mitigation measures to be incorporated as part of it) will not have an adverse impact on the integrity of the Ribble & Alt Estuaries Ramsar site either alone or in combination with other plans or projects, including written confirmation of the same from Natural England; and
- The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Housing believes is necessary to make otherwise unacceptable development acceptable, having particular regard to any additional conditions that may be requested by Natural England in order to meet the requirements as detailed above):

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. 310-RYD-XX-XX-DR-L-2201 – Ownership and planning application boundaries (Lake)
 Drawing no. 310-RYD-XX-XX-DR-L-2100 Rev E – Refined lake works.
 Drawing no. 310-RYD-XX-XX-DR-L-2020 – Stage 2 – General Arrangements Sheet 1 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2021 - Stage 2 – General Arrangements Sheet 2 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2022 - Stage 2 – General Arrangements Sheet 3 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2023 - Stage 2 – General Arrangements Sheet 4 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2024 - Stage 2 – General Arrangements Sheet 5 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2025 - Stage 2 – General Arrangements Sheet 6 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2026 - Stage 2 – General Arrangements Sheet 7 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2027 - Stage 2 – General Arrangements Sheet 8 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2028 - Stage 2 – General Arrangements Sheet 9 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2029 - Stage 2 – General Arrangements Sheet 10 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2102 - Dock access & sandy beach.
 Drawing no. 310-RYD-XX-XX-DR-L-2103 – Japanese garden.
 Drawing no. 310-RYD-XX-XX-DR-L-2109 – Treasure Island forest school.
 Drawing no. 310-RYD-XX-XX-DR-L-2111 – East island.
 Drawing no. 310-RYD-XX-XX-DR-L-2113 – Removal plan.
 Drawing no. 310-RYD-XX-XX-DR-L-2114 – Path works plan.
 Drawing no. 310-RYD-XX-XX-DR-L-7000 - Eastern Lake – Grab Chain Detail.
 Drawing no. 310-RYD-XX-XX-DR-L-7001 - Coir and Rock Roll Lake Edge Detail.
 Drawing no. 310-RYD-XX-XX-DR-L-7002 - Single Coir Wall Lake Edge Detail.
 Drawing no. 310-RYD-XX-XX-DR-L-7003 - Tyre Wall System Lake Edge Detail.
 Drawing no. 310-RYD-XX-XX-DR-L-7004 - Bag Work System Lake Edge Detail.
 Drawing no. 310-RYD-XX-XX-DR-L-7101 – Proposed 2m Wide Path with Flat Top Kerb Edging.
 Drawing no. 310-RYD-XX-XX-DR-L-7102 – Dock jetty.

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, in the interests of proper planning and to ensure that the development is carried out in accordance with the approved plans in order to ensure compliance with the policies contained within the Fylde Local Plan to 2032 and the 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 shall take place until samples or full details of all materials, finishes and/or colour treatment to be used on the external surfaces of each component of the development 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 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 development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:
- 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) details of the siting, height and maintenance of security hoarding;
 - e) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
 - f) measures to control the emission of dust and dirt during construction;
 - g) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer should identify times when trips of this nature should not be made);
 - h) The routing of vehicle traffic carrying plant and materials to and from the site;
 - i) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

The development shall thereafter be carried out in full accordance with the duly approved CMS.

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 avoid obstruction 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.

5. The development shall be carried out in accordance with the recommendations and mitigation measures set out in the following documents: (i) the Flood Risk Assessment by Waterco Consultants titled 'Fairhaven Marine Lake' dated July 2018 (document reference w10706-180713-FRA); and (ii) the Flood Risk Assessment addendum letter by Ryder Landscape Consultants dated 5 October 2018 (Ref: 17-310/ltr003sr).

Reason: In order that appropriate measures are put in place to ensure that the development is not at an unacceptable risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 policy CL1 and the National Planning Policy Framework.

6. No development (including any works of site clearance/preparation) associated with the reformation of the inlet to the Japanese Lagoon Garden (the details of which are shown on

drawing no. 310-RYD-XX-XX-DR-L-2103) 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) Nomination of an appropriately qualified and experienced professional archaeological consultant to oversee the work set out in the approved WSI in compliance with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).
- b) A phased programme and methodology of site investigation and recording to include a targeted archaeological excavation of the former (original) Japanese Garden.
- c) A programme for post investigation assessment to include analysis of the site investigation records and finds, and production of a final report on the significance of the archaeological interest represented.
- d) The retention and/or re-use of any of the Japanese Garden's original rockwork, if still present, as part of the development.
- e) Provision for publication and dissemination of the analysis and report on the site investigation.
- f) Provision for archive deposition of the report, finds and records of the site investigation.

The development shall thereafter be carried out in full accordance with the 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 construction works 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.

7. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding 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 vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding 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 Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

8. No clearance of any vegetation in preparation for or during the course of development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of:
 - (i) All trees, hedges and any other vegetation to be removed, with any such removals being limited to the areas shown on drawing no. 310-RYD-XX-XX-DR-L-2113.
 - (ii) All trees, hedges and any other vegetation which is to be retained.
 - (iii) Any compensatory planting to be introduced to replace any trees, hedges or other vegetation which is to be removed under (i), including the type, size, species, siting, planting distances and the programme of planting of replacement hedges, trees and shrubs.

(iv) A timetable for implementation.

The duly approved landscaping scheme shall be carried out in accordance with the timetable contained therein 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 clarify the extent of vegetation removal to be carried out in connection with the development and to ensure that appropriate compensatory planting is introduced to offset the effects of vegetation removal in the interests of visual amenity and to ensure appropriate gains in biodiversity in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

9. No development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- 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 duly approved CEMP shall be implemented concurrently with the construction of the development and shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on surrounding designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

10. No development, ground works or vegetation clearance shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- a) A description and evaluation of features to be managed.
- b) An analysis of ecological trends and constraints on the site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule and timetable for implementation (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation.
- h) Arrangements for ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented where the results from monitoring show that conservation aims and objectives of

the LEMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

- i) 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 responsible for its delivery.

The development shall thereafter be carried out in full accordance with the duly approved LEMP and the timetable, monitoring and remedial measures contained therein.

Reason: To ensure that appropriate measures are put in place to provide net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures and to mitigate the development's effects on existing features of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

Informative notes:

1. 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. Bats:

Whilst the buildings on site have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

3. Marine License

The applicant is advised to complete the Marine Management Organisation's (MMO) Online Checker to determine whether a marine license is required for the proposed works. This can be accessed via the following link:

https://marinelicensing.marinemanagement.org.uk/mmofox5/fox/live/MMO_WIZARD/direct?WQ_GROUP_MNEM=APPLICATION_WIZARD

If the application requires a Marine Licence for activities that take place under Mean High Water Springs, an application can be submitted via the marine case management system.

Item Number: 4

Application Reference:	18/0500	Type of Application:	Full Planning Permission
Applicant:	Parks Leisure and Cultural Services	Agent :	Ryder Landscape Consultants
Location:	FAIRHAVEN LAKE AND GARDENS, INNER PROMENADE, LYTHAM ST ANNES, FY8 1BB		
Proposal:	PUBLIC REALM ENHANCEMENT WORKS ASSOCIATED WITH RESTORATION OF FAIRHAVEN LAKE AND GARDENS INCLUDING: (1) REFURBISHMENT AND EXTENSION OF PAGODA AND PAVILION CAFE; (2) REFURBISHMENT OF BOATHOUSE TO CREATE WATERSPORT CENTRE; (3) FORMATION OF BOAT STORAGE AREA TO REAR OF WATERSPORT CENTRE; (4) ERECTION OF SHELTER FOR BOWLING GREENS; (5) REFURBISHMENT OF TENNIS COURTS; (6) RELOCATION OF ADVENTURE GOLF COURSE; (7) CREATION OF PLAY AREA WITH ASSOCIATED EQUIPMENT; AND (8) ASSOCIATED HARD AND SOFT LANDSCAPING WORKS INCLUDING FORMATION OF LAKESIDE FOOTPATHS, STAIRCASE TO VIEWING PLATFORM TO SOUTHERN EDGE OF LAKE AND CREATION OF JAPANESE GARDEN		

Decision

That authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

- The Local Planning Authority's adoption of a suitable Habitat Regulations Assessment which, in accordance with Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017, demonstrates that the proposed development (including, where necessary, appropriate mitigation measures to be incorporated as part of it) will not have an adverse impact on the integrity of the Ribble & Alt Estuaries Ramsar site either alone or in combination with other plans or projects, including written confirmation of the same from Natural England; and
- The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Regeneration believes is necessary to make otherwise unacceptable development acceptable, having particular regard to any additional conditions that may be requested by Natural England in order to meet the requirements as detailed above):

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. 310-RYD-XX-XX-DR-L-2030 – Location plan.

Drawing no. 310-RYD-XX-XX-DR-L-2200 – Ownership and planning application boundaries (Land).

Drawing no. 310-RYD-XX-XX-DR-L-2031 – Key elements location plan.

Drawing no. 310-RYD-XX-XX-DR-L-2101 Rev E – Landscape masterplan.

Drawing no. 310-RYD-XX-XX-DR-L-2020 – Stage 2 – General Arrangements Sheet 1 of 10.

Drawing no. 310-RYD-XX-XX-DR-L-2021 - Stage 2 – General Arrangements Sheet 2 of 10.

Drawing no. 310-RYD-XX-XX-DR-L-2022 - Stage 2 – General Arrangements Sheet 3 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2023 - Stage 2 – General Arrangements Sheet 4 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2024 - Stage 2 – General Arrangements Sheet 5 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2025 - Stage 2 – General Arrangements Sheet 6 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2026 - Stage 2 – General Arrangements Sheet 7 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2027 - Stage 2 – General Arrangements Sheet 8 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2028 - Stage 2 – General Arrangements Sheet 9 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2029 - Stage 2 – General Arrangements Sheet 10 of 10.
 Drawing no. 310-RYD-XX-XX-DR-L-2114 – Path works plan.
 Drawing no. 310-RYD-XX-XX-DR-L-7101 - Proposed 2m Wide Path with Flat Top Kerb Edging.
 Drawing no. 310-RYD-XX-XX-DR-L-2104 – Boat storage park.
 Drawing no. 310-RYD-XX-XX-DR-L-7100 – Bowling green shelter.
 Drawing no. 310-RYD-XX-XX-DR-L-2106 – Tennis courts and picnic lawns areas.
 Drawing no. 310-RYD-XX-XX-DR-L-2014 – Adventure play Russell play option.
 Drawing no. 310-RYD-XX-XX-DR-L-2105 – The event lawns.
 Drawing no. 310-RYD-XX-XX-DR-L-2103 – Japanese garden.
 Drawing no. 310-RYD-XX-XX-DR-L-2112 – Mawson’s Lookout.
 Drawing no. 310-RYD-XX-XX-DR-L-2113 – Removal plan.
 Drawing no. 2000 Rev 1 – Site plan as proposed.
 Drawing no. 2006 Rev 3 – Watersport centre as proposed – plans ground.
 Drawing no. 2007 Rev 1 – Watersport centre as proposed – plans loft.
 Drawing no. 2203 Rev 0 – Watersport centre as proposed – elevations 01 and 02.
 Drawing no. 2204 Rev 0 – Watersport centre as proposed – elevations 03 and 04.
 Drawing no. 2102 Rev 2 – Watersport centre as proposed – sections AA, BB and CC.
 Drawing no. 2011 Rev 4 – Café pavilion as proposed – plans ground.
 Drawing no. 2012 Rev 2 – Café pavilion as proposed – plans reflected ceiling.
 Drawing no. 2013 Rev 0 – Café pavilion as proposed – plans roof.
 Drawing no. 2205 Rev 1 – Café pavilion as proposed – elevations.
 Drawing no. 2206 Rev 2 – Café pavilion as proposed – elevations.
 Drawing no. 2104 Rev 4 – Café pavilion as proposed – sections CC and DD.
 Drawing no. 2103 Rev 2 – Café pavilion as proposed – sections AA and BB.
 Drawing no. 2001 Rev 3 – Pagoda as proposed – plans ground.
 Drawing no. 2002 Rev 0 – Pagoda as proposed – plans reflected ceiling.
 Drawing no. 2202 Rev 1 – Pagoda as proposed – elevations side (south) and side (north).
 Drawing no. 2201 Rev 0 – Pagoda as proposed – elevations front (east) and rear (west).
 Drawing no. 2101 Rev 0 – Pagoda as proposed – sections AA and BB.

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, in the interests of proper planning and to ensure that the development is carried out in accordance with the approved plans in order to ensure compliance with the policies contained within the Fylde Local Plan to 2032 and the 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 shall take place until samples or full details of all materials, finishes and/or colour treatment to be used on the external surfaces of each component of the development 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 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. Any racked storage of boats within the external boat storage area shown on drawing no. 310-RYD-XX-XX-DR-L-2104 shall not exceed 3 metres in height.

Reason: To ensure that boats stored in this roadside location are appropriately screened from Inner Promenade and do not protrude above the perimeter fence to the boat storage 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.

5. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- 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) Details of the siting, height and maintenance of security hoarding;
- e) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- f) Measures to control the emission of dust and dirt during construction;
- g) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer should identify times when trips of this nature should not be made);
- h) The routing of vehicle traffic carrying plant and materials to and from the site;
- i) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

The development shall thereafter be carried out in full accordance with the duly approved CMS.

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 avoid obstruction 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.

6. The development shall be carried out in accordance with the recommendations and mitigation measures set out in the following documents: (i) the Flood Risk Assessment by Waterco Consultants titled 'Fairhaven Marine Lake' dated July 2018 (document reference w10706-180713-FRA); and (ii) the Flood Risk Assessment addendum letter by Ryder Landscape Consultants dated 5 October 2018 (Ref: 17-310/ltr003sr).

Reason: In order that appropriate measures are put in place to ensure that the development is not at an unacceptable risk of flooding and does not increase flood risk elsewhere, in accordance with the requirements of Fylde Local Plan to 2032 policy CL1 and the National Planning Policy Framework.

7. No development (including any works of clearance/preparation) associated with the construction of the two all-weather tennis courts hereby approved (the locations of which are shown on drawing no. 310-RYD-XX-XX-DR-L-2106) shall take place until details of their specification and construction have been submitted to and approved in writing by the Local Planning Authority. The two all-weather tennis courts shall thereafter only be constructed in accordance with the duly approved details.

Reason: To ensure that the all-weather tennis courts meet the appropriate standard and are fit for purpose in order to ensure adequate compensation for the loss of tennis court provision at the site in accordance with the requirements of Fylde Local Plan to 2032 policies HW3 and ENV3, and the National Planning Policy Framework.

8. No development associated with the construction of the bowling shelter shown on drawing no. 310-RYD-XX-XX-DR-L-7100 shall take place until precise details of its siting and layout have been submitted to and approved in writing by the Local Planning Authority. The bowling shelter shall thereafter be constructed in accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been provided with the application, in order to ensure that the location and layout of the shelter is sympathetic to the character and appearance of the area and does not have the potential to adversely affect the privacy and amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. No development associated with the construction of the adventure golf area and the adventure golf control building shown on drawing no. 310-RYD-XX-XX-DR-L-2106 shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) The size, height, layout, siting, materials and design of all equipment associated with the construction of the adventure golf course.
- b) The size, height, layout, siting, materials and design of the adventure golf control building.

The adventure golf area and the adventure golf control building shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been provided with the application in order to ensure that the scale, layout and appearance of the adventure golf area (including its associated buildings and equipment) is sympathetic to the character of the area and does not have the potential to adversely affect the privacy and amenity of neighbouring occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

10. No development (including any works of site clearance/preparation) associated with the reformation of the Japanese Lagoon Garden (the details of which are shown on drawing no. 310-RYD-XX-XX-DR-L-2103) 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) Nomination of an appropriately qualified and experienced professional archaeological consultant to oversee the work set out in the approved WSI in compliance with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).
- b) A phased programme and methodology of site investigation and recording to include a targeted archaeological excavation of the former (original) Japanese Garden.
- c) A programme for post investigation assessment to include analysis of the site investigation records and finds, and production of a final report on the significance of the archaeological interest represented.
- d) The retention and/or re-use of any of the Japanese Garden's original rockwork, if still present, as part of the development.

- e) Provision for publication and dissemination of the analysis and report on the site investigation.
- f) Provision for archive deposition of the report, finds and records of the site investigation.

The development shall thereafter be carried out in full accordance with the 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 construction works associated with the reformation of the Japanese Lagoon Garden 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.

11. No development associated with the building works to the pagoda, café and/or boathouses (annotated as items 1-4 on drawing no. 310-RYD-XX-XX-DR-L-2101) shall take place until a Written Scheme of Investigation (WSI) setting out a programme and timetable of building recording has been submitted to and approved in writing by the local planning authority. The WSI shall include:

- a) Nomination of an appropriately qualified and experienced professional contractor to undertake the work set out in the approved WSI.
- b) A programme of works comprising the creation of a photographic record of the pagoda, pavilion café and boathouses as set out in Historic England's publication: 'Understanding Historic Buildings' (2016).
- c) Full photographic coverage, internally and externally, of each of the buildings mentioned in b) above and a plan indicating the location and orientation of the photographs.
- d) Provision for publication, dissemination and archive deposition of the photographic record.

The development shall thereafter be carried out in full accordance with the 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 construction works on the buildings 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.

12. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding 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 vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding 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 Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

13. No clearance of any vegetation in preparation for or during the course of development shall take place until a landscaping scheme has been submitted to and approved in writing by the

Local Planning Authority. The landscaping scheme shall include details of:

- (i) All trees, hedges and any other vegetation to be removed, with any such removals being limited to the areas shown on drawing no. 310-RYD-XX-XX-DR-L-2113;
- (ii) All trees, hedges and any other vegetation which is to be retained;
- (iii) Compensatory planting to replace any trees, hedges or other vegetation which is to be removed as part of the development;
- (iv) The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (ii) or (iii); and
- (v) The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.
- (vi) A timetable for implementation.

The duly approved landscaping scheme shall be carried out in accordance with the timetable contained therein 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 clarify the extent of vegetation removal to be carried out in connection with the development and to ensure that appropriate compensatory planting is introduced to offset the effects of vegetation removal in the interests of visual amenity and to ensure appropriate gains in biodiversity in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

14. No development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- 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 duly approved CEMP shall be implemented concurrently with the construction of the development and shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on surrounding designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

15. No development, ground works or vegetation clearance shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- a) A description and evaluation of features to be managed.
- b) An analysis of ecological trends and constraints on the site that might influence management.

- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule and timetable for implementation (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation.
- h) Arrangements for ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- i) 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 responsible for its delivery.

The development shall thereafter be carried out in full accordance with the duly approved LEMP and the timetable, monitoring and remedial measures contained therein.

Reason: To ensure that appropriate measures are put in place to provide net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures and to mitigate the development's effects on existing features of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

Informative notes:

1. 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. Bats:

Whilst the buildings on site have been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

3. All-weather tennis courts:

For the purposes of condition 7 of this permission, the applicant is advised that they should agree the specification of the replacement all-weather pitches with the Lawn Tennis Association prior to the submission of the constructional details.

4. Marine License

The applicant is advised to complete the Marine Management Organisation's (MMO) Online Checker to determine whether a marine license is required for the proposed works. This can be accessed via the following link:

https://marinelicensing.marinemanagement.org.uk/mmofox5/fox/live/MMO_WIZARD/direct?WQ_GROUP_MNEM=APPLICATION_WIZARD

If the application requires a Marine Licence for activities that take place under Mean High Water

Springs, an application can be submitted via the marine case management system.

Item Number: 5

Application Reference:	18/0571	Type of Application:	Change of Use
Applicant:	C/O Agent	Agent :	WBD
Location:	NAZE LANE GARAGE, NAZE LANE EAST, FRECKLETON, PRESTON, PR4 1US		
Proposal:	CHANGE OF USE OF PARKING AREA ASSOCIATED WITH GARAGE FOR THE SITING OF 34 SHIPPING CONTAINERS FOR GENERAL STORAGE USE		

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

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

- Location Plan - W-BD Drawing 04215 101
- Proposed Site Plan and Elevations - W-BD Drawing 04215 201 Rev B

Reason: To provide clarity to the permission.

3. Prior to the first use of any of the containers hereby approved the parking area shown on the site plan approved under condition 2 of this planning permission shall be laid out as shown on that plan with all spaces indicated made available and then retained available for parking associated with the respective uses as indicated on that plan.

Reason: To ensure that an appropriate level and arrangement of parking is provided on the site in the interests of highway safety and neighbouring amenity as required by Policy GD7 of the Fylde Local Plan to 2032.

4. The only access to the storage containers shall be through the gate indicated on the site plan approved under condition 2 of this planning permission, and access shall only be available between the hours of 8.30 to 18.00 Monday to Fridays (inclusive) and between 8.30 and 13.00 on Saturdays with no access available on Sundays and Bank Holidays.

Reason: To ensure that an appropriate control is provided over the access to the site to minimise the potential for disturbance to neighbouring residents as required by Policy GD7 of the Fylde Local Plan to 2032.

5. 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 storage containers hereby approved shall be used for Class B8 storage purposes only (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose.

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 the National Planning Policy Framework.

6. The storage containers hereby approved shall all be coloured blue as specified in the submitted details in support of the application.

Reason: In order to provide a consistency of appearance of the development in the interests of the character of the area as required by Policy GD7 of the Fylde Local Plan to 2032.

7. The storage containers hereby approved shall not exceed 34 in number, shall be located in accordance and as shown on the approved site plan W-BD Drawing 04215 201 Rev B, and shall be single storey at all times.

Reason: For reasons of safety and in the interests of the visual amenities and character of the area as required by 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 paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 6

Application Reference:	18/0696	Type of Application:	Change of Use
Applicant:	Blackhill Apartments Ltd	Agent :	
Location:	21 RICHMOND ROAD, LYTHAM ST ANNES, FY8 1PE		
Proposal:	CHANGE OF USE OF BUILDING FROM HOTEL (USE CLASS C1) TO 7 SELF-CONTAINED HOLIDAY LET APARTMENTS (USE CLASS C3) INCLUDING DEMOLITION OF EXISTING STORE ROOM TO GROUND FLOOR AND INSERTION OF ADDITIONAL GROUND AND SECOND FLOOR WINDOWS ON SOUTH WEST FACING (SIDE) ELEVATION		

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

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

Approved plans:

- Location Plan - supplied by 'Buy A Plan', scale 1:1250
- Proposed floor plans - Sheet No.2, received by the LPA on 31 October 2018
- Proposed elevation plans - Sheet No.4, received by the LPA on 31 October 2018

Reason: To provide clarity to the permission.

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

Reason: In the interests of visual amenity as required by Policy GD7 of the Fylde Local Plan to 2032 and Policy HOU4 of the St Annes Neighbourhood Plan.

4. The apartments hereby granted by this permission shall be used for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to policies M1 and H1 of the adopted Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

5. The owners/managers of the holiday apartments shall maintain a register of names of all owners/occupiers of individual apartments and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to policies M1 and H1 of the adopted Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. The proposed new windows to the first and second floors of the south west facing side gable shall be fitted with 'Pilkington' glass of at least level 4 obscurity (or other manufacturer's glazing of the same obscurity level) and shall be of a type that are either fixed or do not fully open inwards or outwards. After insertion only the agreed type of window shall be subsequently refitted as a repair or replacement.

Reason: To safeguard the amenities of the occupants of adjacent residential properties in accordance with policy GD7 of the adopted Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 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: 7

Application Reference:	18/0719	Type of Application:	Variation of Condition
Applicant:	Mr Quigley	Agent :	Armistead Barnett LLP
Location:	LONGACRE COTTAGE, KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HY		
Proposal:	APPLICATION TO REMOVE CONDITION 2 OF PLANNING PERMISSION 5/87/0482 IN ORDER TO ALLOW UNRESTRICTED OCCUPATION OF DWELLINGHOUSE WITHOUT AGRICULTURAL OCCUPANCY TIE		

Decision

Variation of Condition :- Granted

Conditions and Reasons

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

Approved plans:

- Location Plan - 'ProMap' Longacre Cottage

Supporting Reports:

- Marketing report - Armistead Barnett LLP

Reason: To provide clarity to the permission.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 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: 8

Application Reference:	18/0744	Type of Application:	Full Planning Permission
Applicant:	Fylde Council	Agent :	Ryder Landscape Consultants
Location:	FAIRHAVEN LAKE DREDGE AND DEPOSITION SITE, LAND SOUTH OF INNER PROMENADE, LYTHAM ST ANNES		
Proposal:	PARTIAL DREDGING OF EXISTING MARINE LAKE TO FACILITATE TARGETED DE-SILTING WORKS AND DEPOSITION OF THE SANDY SILT ARISING WITHIN ADJACENT DUNES		

Decision

That authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

- The Local Planning Authority's adoption of a suitable Habitat Regulations Assessment which, in accordance with Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017, demonstrates that the proposed development (including, where necessary, appropriate mitigation measures to be incorporated as part of it) will not have an adverse impact on the integrity of the Ribble & Alt Estuaries Ramsar site either alone or in combination with other plans or projects, including written confirmation of the same from Natural England; and
- The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Regeneration believes is necessary to make otherwise unacceptable development acceptable, having particular regard to any additional conditions that may be requested by Natural England in order to meet the requirements as detailed) above):

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. 310-RYD-XX-XX-DR-L-2203 – Land ownership plan.

Drawing no. 310-RYD-XX-XX-DR-L-2205 Rev A – Location of proposed dredge and deposition site plan.

Drawing no. 310-RYD-XX-XX-DR-L-2206 – Dredge sections – Section Aa-Aa long section.

Drawing no. 310-RYD-XX-XX-DR-L-2207 – Dredge sections

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, in the interests of proper planning and to ensure that the development is carried out in accordance with the approved plans in order to ensure compliance with the policies contained within the Fylde Local Plan to 2032 and the National Planning Policy Framework.

3. There shall be no deposition of any dredged material within the dunes unless and until a scheme setting out a method for the treatment of the dredged material, and demonstrating the appropriateness and effectiveness of that method against agreed targets, has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) Details of the differences between the composition of the existing dune material and the untreated dredged material with respect to particle size, organic content and nutrient content (specifically, but not limited to, nitrogen and phosphorus), to be evidenced through appropriate sampling.
 - b) Details of the targets to be achieved in respect of the particle size, organic content and nutrient content (specifically, but not limited to, nitrogen and phosphorus) of the dredged material in order to allow its deposition within the dunes.
 - c) Details of the method(s) to be employed in the treatment of the dredged material to achieve the targets agreed in b).
 - d) Provision for the extraction and treatment (outside the Biological Heritage Site) of a sample of the dredged material in accordance with the method(s) in c) to determine the appropriateness and effectiveness of that treatment method in achieving the targets agreed in b).

In the event that the method(s) for the treatment of the dredged material in c) is found to be effective in meeting the targets in b), a timetable for the deposition, treatment and monitoring of the ongoing effectiveness of the duly approved treatment method(s) in c), including provisions for future sampling and, where necessary, the ongoing treatment of the deposited material, shall be submitted to and approved in writing by the Local Planning Authority before any deposition of dredged material within the dunes takes place.

In the event that the method(s) for the treatment of the dredged material in c) is found to be ineffective in meeting the targets in b) there shall be no deposition of any dredged material within the dunes and an alternative scheme and timetable for the disposal of the dredged material outside the Biological Heritage Site shall be submitted to and approved in writing by the Local Planning Authority before any deposition of the dredged material takes place.

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

Reason: To ensure that an appropriate method for the effective treatment of the dredged material is demonstrated to be feasible before any deposition within the dunes can take place in order that that any material deposited within the dunes is compatible with the existing assemblage of the duneland to avoid any damaging effects to the morphology and ecological value of the dunes and the Biological Heritage Site within which they are located, including through the implementation of appropriate mitigation measures, in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

4. No development shall take place until an Operational Method Statement (OMS) has been

submitted to and approved in writing by the Local Planning Authority. The OMS shall include:

- a) Hours of work for site preparation, delivery of apparatus and operation;
- b) Arrangements for the parking of vehicles for site operatives and visitors;
- c) Arrangements for any vehicle access into the deposition site;
- d) Details of the size, routing and protection (including provisions for ongoing pedestrian access) of pipelines running between the lake and the deposition site;
- e) Details of the siting, height and maintenance of any temporary fencing to enclose the pipelines and deposition site; and
- f) Measures to prevent the accidental spillage of material from the pipelines into the duneland during transfer.

The development shall thereafter be carried out in full accordance with the duly approved OMS.

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, to ensure pedestrian access across the promenade is maintained and to minimise the potential for damage to the Biological Heritage Site accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

5. No development within the deposition site (the location of which is shown on drawing no. 310-RYD-XX-XX-DR-L-2205 Rev A) shall take place unless and until a scheme for the restoration of the duneland within and surrounding the deposition site has been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include:

- a) Provision for the removal of all invasive non-native species prior to any stripping and/or excavation works taking place.
- b) Provision for the preservation and/or re-location of the key plant species identified in paragraph 4.6 and Table 4 of the report titled 'Duneland Deposition Zone Phase 1 Habitat Survey Report' by Penny Anderson Associated LTD (report reference 180373 dated October 2018) prior to any stripping and/or excavation works taking place.
- c) Provision for the creation of undulations (mounds and depression) and slacks as part of the dune re-profiling works.
- d) Details of measures to promote the re-colonisation of the dune surface with non-invasive native species, including appropriate and proportionate intervention if natural re-colonisation proves to be ineffective.
- e) Arrangements for ongoing monitoring and maintenance, including provisions for remedial measures, where necessary, for a period of not less than 5 years following the completion of the deposition works.
- f) A timetable for implementation.

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

Reason: To ensure appropriate restoration of the duneland within and surrounding the deposition site and to secure suitable aftercare of the site in order to assist the recovery and recharging of the dunes in order to preserve the naturalistic form and ecological function of the duneland and wider Biological Heritage Site and to ensure that the restoration works deliver net gains for biodiversity in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

6. No development within the deposition site (the location of which is shown on drawing no.

310-RYD-XX-XX-DR-L-2205 Rev A) shall take place unless and until a scheme for maintaining public access through and around the deposition site during the deposition, treatment and restoration phases of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Provisions for the creation of walking routes through and around the deposition site, including details of their size, siting, design and surfacing.
- b) Provisions for the erection of signage surrounding the deposition site to direct walkers to the routes in a), including details of the size, number, siting and design of any signs.
- c) The publication of information concerning the scope of the works and provision of the walking routes in a) online.
- d) Arrangements for the ongoing monitoring and maintenance of the walking routes in a).
- e) A timetable for implementation.

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

Reason: To secure the maintenance of popular walking routes through and around the deposition site during the course of the development in order to preserve the use of the amenity open space for outdoor recreation in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV3.

7. No development, ground works or vegetation clearance shall take place until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- 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 duly approved CEMP shall be implemented concurrently with the implementation of the development and shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on designated nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

Informative notes:

1. 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. Condition 3:

With reference to the requirements of condition 3 of this permission the applicant is advised that, in the event that the treatment method proves to be ineffective in meeting the required targets which would allow deposition with the dunes, an alternative method for the disposal of the dredged material may require the benefit of a separate planning permission. This will depend on the precise method of alternative disposal and the applicant is advised to discuss the implications of this with the Local Planning Authority in the event that an alternative method of disposal is found to be necessary.

3. Environment Agency:

The applicant and agent will be aware from a meeting with our Fisheries, Biodiversity and Geomorphology Officer, who is involved in the project, and Natural England in August 2018, that the EA had raised the issue of sediment sampling and the quality of the lake deposits for the intended use.

Further sampling would be required in relation to Environmental Permitting to determine if deposition will have a negative impact upon sand dune morphology and the sensitive dune system as a whole. The dunes also provide a natural coastal defence. As such, the proposed works must not reduce the height and width, or affect the stability of the dune system, or impact on the Coastal Protection Scheme.

No particle size analysis has been undertaken. Particle size of the material is key to ensure natural dune building can occur. The material should be a well sorted sand with a range of grain sizes. The lake material is likely to be a high fine sand content (as stated in Table 2 of the submitted report). This would not be suitable for new dune building material and may lead to a negative impact upon the sand dune morphology. Samples should be compared to in situ parent material from the deposition location (dunes) to ensure the material was suitable. This does not appear to have taken place and should be carried out for comparison.

Some sampling has been undertaken in 2011 and 2016, however more recent sediment samples would need to be taken to determine any changes in organic content or chemical composition before deposition took place. There could be potential pockets of contaminated/high organic material within the lake material, therefore deposits should be tested for organic and chemical material once removed from the lake bed before it can be deposited on the dunes.

4. Environmental Permit:

The applicant is advised that the material cannot be deposited without first obtaining an Environmental Permit or an Exemption from the Environment Agency. The proposal to deposit in the adjacent dunes dredged material from Fairhaven Lake is likely to require a Bespoke Environmental Permit, or an Exemption if analysis indicates that they silt is inert. Due to the proximity of deposition site to designated conservation sites (e.g. the nearby SSSI), there would be no option for a Standard Rules Permit. The applicant's attention is drawn to the fact that the granting of planning permission does not confer the necessary consents and licences for development required under other legislation and there is no guarantee such consents will be forthcoming.

5. Marine License

The applicant is advised to complete the Marine Management Organisation's (MMO) Online Checker to determine whether a marine license is required for the proposed works. This can be accessed via the following link:

https://marinelicensing.marinemanagement.org.uk/mmofox5/fox/live/MMO_WIZARD/direct?WQ_GROUP_MNEM=APPLICATION_WIZARD

If the application requires a Marine Licence for activities that take place under Mean High Water Springs, an application can be submitted via the marine case management system.

Item Number: 9

Application Reference:	18/0813	Type of Application:	Variation of Condition
Applicant:	Kirkham Grammar School	Agent :	MCK Associates Limited
Location:	KIRKHAM GRAMMAR JUNIOR SCHOOL, RIBBY ROAD, KIRKHAM, PRESTON, PR4 2BD		
Proposal:	VARIATION OF CONDITION 2 ON PLANNING PERMISSION 18/0245 FOR SINGLE STOREY EXTENSION TO FRONT OF SCHOOL TO FORM NEW ENTRANCE PORCH AND CLOAKROOM AREA. VARIATION SOUGHT IS TO AMEND THE APPROVED PARKING LAYOUT.		

Decision

Variation of Condition :- Granted

Conditions and Reasons

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

Approved plans:

- Location Plan - MCK drawing 18-021 500 Rev B
- Proposed site layout plan - MCK drawing 18-02 1002 REV. B

Supporting Reports:

- Kirkham Grammar School supporting letter - Daniel Berry 23 November 2018

Reason: To provide clarity to the permission.

2. That within 3 months of the date of this permission the parking arrangement indicated on the plan listed in condition 1 of this planning permission shall be implemented, with the spaces shown surfaced and marked out in accordance with that layout. These spaces shall all remain available for staff or visitor parking associated with school operations at all times thereafter.

Reason: In order to provide an appropriate number and arrangement of parking spaces in accordance with 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 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: 10

Application Reference:	18/0838	Type of Application:	Change of Use
Applicant:	Mr ROBINSON	Agent :	ML Planning Consultancy Ltd
Location:	BOLTON HOUSE FARM, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SE		
Proposal:	CHANGE OF USE OF LAND TO PROVIDE EXTENSION TO DOMESTIC CURTILAGE INCLUDING ERECTION OF DETACHED GARAGE WITHIN EXTENDED GARDEN AREA		

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

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

- Location Plan - 'Stanfords' Map data
- Proposed site, floor and elevation plan - drawing no. LF/AR/3330

Reason: To provide clarity to the permission.

3. That construction of the garage shall be carried out in accordance with the materials indicated on drawing no. LF/AR/3330.

Reason: In order to secure a satisfactory appearance to the development as required by Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

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

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 the interests of highway safety in accordance with Policy GD7 of the Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

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