



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 2 November 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Maxine Chew, Michael Cornah, Neil Harvey, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.
Other Members:	Councillors Sandra Pitman, Vince Settle.
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Kieran Birch, Lyndsey Lacey-Simone.
Other Attendees:	Approx 18 members of the public were present during the course of the day.

Public Speaking at the Development Management 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.

The Chairman, Councillor Trevor Fiddler and Councillor Liz Oades declared a personal interest in planning application 16/0604 relating to Stile Field Farmstore, Kirkham Road, Freckleton in so far as they are customers of the warehouse concerned.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 12 October 2016 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Maxine Chew for Councillor Heather Speak.

Decision Items

4. Development Management Committee

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

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

Information Items

5. List of Appeals Decided

To note the appeal decision letters received during the period received between 01/10/16 and 21/10/16. (previously circulated).

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Item Number: 1

Application Reference:	16/0061	Type of Application:	Full Planning Permission
Applicant:	Tesni Properties Ltd	Agent :	Roman Summer Associates Ltd
Location:	LAND AT ROSEACRE, WILDINGS LANE, LYTHAM ST ANNES, FY8 3RJ		
Proposal:	ERECTION OF 45 DWELLING HOUSES AND ASSOCIATED PUBLIC OPEN SPACE, AND ENHANCEMENT TO WILDINGS LANE, FOLLOWING DEMOLITION AND REMOVAL OF EXISTING DWELLING, STABLES, MENAGE AND PADDOCKS.		

Decision

That the authority to GRANT planning permission be delegated to the Head of Planning and Regeneration (following consultation with the Chair and Vice Chairman of the Development Management Committee and Park Ward Councillors) subject:

- to the consideration of the revision to the layout to incorporate a pedestrian link between the development and the open space off Jubilee Way and receipt of a revised plan and condition to secure this link if considered feasible
- to the withdrawal of the objection from Blackpool Airport or the appropriate consideration of these comments and other matters in accordance with the Town and Country Planning (Safeguarding of Aerodromes, Technical Sites, and Military Storage Areas) Direction 2002, and
- on completion of a Section 106 agreement that will secure:
 - the provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
 - a contribution towards addressing the shortfall of primary and secondary education capacity to serve the occupants of the development. This is expected to amount to £128,780 for secondary and £207,559 for primary with the agreement also clarifying the phasing of its payment and the projects it is to be spent on; and
- a series of planning conditions as listed below, or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable.:

Conditions and Reasons

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

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

- 2 This consent relates to the following details:

Approved plans:

Site Location Plan

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Revised Access Plan – J614 –Access-flg1
Proposed Site Plan – A2A.15.702_202 Revision E
Proposed strip elevations – A2A.15.702_303 Revision D
Proposed strip elevations – A2A.15.702_302 Revision D
Proposed strip elevations – A2A.15.702_301 Revision D
House types – A2A.15.702_101
A2A.15.702_102
A2A.15.702_103
A2A.15.702_104
A2A.15.702_105
A2A.15.702_106
A2A.15.702_107
A2A.15.702_108
A2A.15.702_109
A2A.15.702_1010
A2A.15.702_1011

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

- 3 Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

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

- 4 Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Those details shall include, as a minimum:

1. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
3. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
4. Flood water exceedance routes, both on and off site;

5. A timetable for implementation, including phasing as applicable;
6. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
7. Details of water quality controls, where applicable.

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

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

- 5 Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

1. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
2. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development

- 6 No development shall commence until details of the finished floor levels have been submitted to, and approved in writing by, the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: For the avoidance of doubt, to comply with the requirements of the flood risk assessment Wilding's Lane, Lytham St Anne's by Atmos Consulting, December 2015, and to ensure a satisfactory standard of development.

- 7 No part of the development hereby approved shall commence until a scheme for the construction all site access and the off-site works of highway improvement have been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The site accesses and off-site highway works shall be completed before the development is first occupied unless otherwise agreed in writing by the Local Planning Authority. The following schemes to be covered by this condition include:

- The Main Site access junction off Wildings Lane and associated improvement works on Wildings Lane as agreed 'in principle' subject to detailed design and shown in revised site

access plan (Drawing No. J614_Access-fig1, dated 13/07/2016),

- Introduction of MOVA at St Annes Road East signalised junction with St David Road; and
- Introduction of MOVA at St Annes Road East and Church Road

The scheme shall include a phasing plan for these works and shall be implemented in accordance with this agreed phasing.

(Note: Delivering these s278 works may require a review, consultation and implementation of new/or changes to TROs; the full cost for these to be funded by the developer.)

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

- 8 The Framework Travel Plan as agreed must be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used/for a minimum of at least 5 years.

Reason: To ensure that the development provides sustainable transport options.

- 9 No development of any phase shall take place until a Construction Environmental Management Plan (CEMP), for the construction and operation of that proposed phase of development, is submitted to and approved by the Local Planning Authority. The plan shall detail:

1. how biodiversity would be protected throughout the construction period
2. the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters
3. the parking of vehicles of site operatives and visitors;
4. loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development;
6. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
7. wheel washing facilities to be retained throughout the construction period by which means the wheels of vehicles may be cleaned before leaving the site;
8. a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
9. a Management Plan to identify potential ground and water contaminants;
10. details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction;
11. a scheme to control noise during the construction phase,
12. the routing of construction vehicles and deliveries to site including the direction of construction traffic

The development shall then proceed in full accordance with this approved plan.

Reason: In order to safeguard the biodiversity of the site, protect the water environment and public drinking water supplies, and to maintain the operation and safety of the local highway network, and to minimise the risk of pollution to occupiers of nearby buildings during site preparation and construction, in accordance with the provisions of the NPPF.

- 10 There shall not at any time in connection with the development hereby permitted be planted hedges, trees or shrubs within any visibility splay required to maintain safe operation for all users.

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

- 11 Prior to the commencement of works there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by water voles. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Fylde Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of Water Vole will be implemented in full.

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

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

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

- 13 The precautions for avoidance of possible harm to bats as detailed in section 7.2.2 of the 'Atmos' ecological survey report dated October 2015 shall be implemented in full throughout construction of the development.

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

- 14 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authority.

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

- 15 Prior to the commencement of development a plan shall be provided to the Local Planning Authority for approval in writing in consultation with Natural England which clearly identified the area in the north east corner of the site where no construction works shall be undertaken between the 28/29 February and 30 September of any year.

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

- 16 Notwithstanding the approved plans prior to the commencement of development full details of all boundary treatments shall be submitted for approval in writing to the Local Planning Authority. For the avoidance of doubt this shall include details of signage on appropriate boundaries to highlight the importance and sensitivity of the surrounding area and that fences shall be dog proof to prevent dogs accessing adjacent land independently.

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

- 17 Prior to occupation of the dwellings hereby approved full details of a homeowner's pack that will be made available to new and future homeowners, which would highlight and explain the sensitivity of the surrounding areas, the importance of keeping dogs on a lead and identifying other suitable recreational areas locally shall be submitted to and approved in writing by the Local Planning Authority.

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

- 18 Prior to the commencement of development the applicant shall submit a piling method statement in accordance with BS 7385: Part 2 and assessed to BS 5228 part 4 (enables a prediction to be made of the peak particle velocities from piling) for the effects of vibration on Buildings and Structure and also human health for approval in writing to the Local Planning Authority. For the avoidance of doubt the method statement shall include the predictions and any necessary mitigation; proposals for monitoring the vibration during the work program at noise sensitive properties; making local residents aware of times, duration and contact details of anyone on site during the work. This in accordance with the general time restrictions to be imposed on the construction site.

Reason: In the interests of residential amenity.

- 19 Construction phase (noise and vibration) levels shall not exceed 5mm/sec at the nearest sensitive premises as a result. This level is deemed to have a "moderate negative" impact on human health in accordance with BS 6472:19929

Reason: In the interests of residential amenity.

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

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.

- 21 No development shall take place until full details of scheme indicating areas of public open space and / or children's play areas have been submitted to and approved by the Local Planning Authority. Such a scheme should make provisions in accordance the Council's adopted policy on public open space in terms of layout and requirements.

Reason: To ensure adequate on site play space.

Informative notes:

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

2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Lancashire County Council, Highways in the first instance, to ascertain the details of such an agreement and the information to be provided.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.

Item Number: 2

Application Reference:	16/0076	Type of Application:	Full Planning Permission
Applicant:	Mr and Mrs Taylor	Agent :	Fish Associates Ltd
Location:	IVY COTTAGE, CHURCH ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SE		
Proposal:	ERECTION OF TWO STOREY DWELLING TO REPLACE EXISTING WITH REVISION TO EXISTING ACCESS POINT. ERECTION OF SINGLE STOREY OUTBUILDING TO SIDE.		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

- 2 This consent relates to the following details:

Approved plans:

- Location Plan - Promap
- Proposed Elevations - Fish Associates drawing 854/PL/02 Rev E
- Proposed Site plan and first floor plan - Fish Associates drawing 854/PL/01 Rev F

Supporting Reports:

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- Design and Access Statement - Fish Associates Rev A 31/3/2016
- Survey and Assessment in respect of bats, birds and barn owls - Echo Calls Bat Surveys 14 December 2015
- Report on Partial Structural Inspection - Davis Consultants Project 7771

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

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

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

- 4 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the outbuilding hereby approved shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2.

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

- 5 That the outbuilding hereby approved shall be used for purposes that are incidental to the residential occupation of the dwelling at Ivy Cottage only, and shall not be used in connection with any business or other such commercial / non-domestic use.

Reason: To ensure that the potential for disturbance to neighbouring amenity and harm to the rural character of the area is safeguarded in accordance with Policy SP2, EP27 and EP10 of the Fylde Borough Local Plan.

- 6 No development shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees to be retained;
- (ii) Details of any excavation to take place within the root protection areas of those trees to be retained;
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout 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 accordance with the requirements of Fylde Borough Local Plan policies EP12 and EP14.

- 7 Prior to the first occupation of the replacement dwelling hereby approved the existing dwelling, garage and outbuilding indicated for removal on the site plan approved under condition 2 of this permission shall be removed in their entirety and all resultant material removed from the site.

Reason: To ensure that the development preserves the rural character of the area by limiting the extent of built development on the site as required by Policy HL4 of the Fylde Borough Local Plan.

- 8 That no later than the completion of the first planting season (November - February) following the first occupation of the replacement dwelling the existing hedgerow running along the site boundary to Church Road and grass verge area between the hedge and the carriageway shall be reinstated in its entirety to provide a continuous hedge and grass verge along the frontage of the site with that road other than where an opening is required for the widened site access shown on the site plan approved under condition 2 of this permission.

Reason: To ensure that the development reinstates and then preserves the rural character of the area as required by Policy SP2 and EP10 of the Fylde Borough Local Plan.

- 9 Prior to the commencement of development a landscaping scheme shall be provided to indicate the species, planting location, planting density, phasing of planting and maintenance regime for a pocket of planting to be implemented to the south of then site to assist in assimilating the outbuilding element of this planning permission into the rural landscape. This landscaping scheme is to be implemented and maintained in accordance with the approved scheme.

Reason: To ensure that the development reinstates and then preserves the rural character of the area as required by Policy SP2 and EP10 of the Fylde Borough Local Plan.

- 10 No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the 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 nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D 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), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

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Reason: In order to prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for the dwellinghouse is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2 and Policy HL4.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 2. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 3

Application Reference:	16/0566	Type of Application:	Full Planning Permission
Applicant:	Errigal Developments Limited	Agent :	MCK Associates Limited
Location:	LAND OFF AMY JOHNSON WAY, OFF SQUIRES GATE LANE, LYTHAM ST ANNES, BLACKPOOL, FY4 2QS		
Proposal:	FORMATION OF ACCESS ROAD AND CAR PARKING FACILITY WITH 2.4M FENCE AROUND TO PROVIDE STORAGE FOR CAR DEALERSHIP STOCK		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2 This consent relates to the following plans and / or reports:

- Location Plan – 16-127 1000
- Proposed site layout 16-127 1001
- Proposed layout 16-127 1002
- Design & Access Statement – MCK associates limited

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

3 Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff .. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The development shall be completed in accordance with the approved details.

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

4 No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- i. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company
- ii. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as on-going inspections relating to performance and asset condition assessments, and operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- iii. Means of access for maintenance and easements where applicable.

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

Reason: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, and so to reduce the flood risk to the development as a result of inadequate maintenance, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

- 5 The car parking as indicated on the approved plans shall be constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority prior to the first use of the car park and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking. The details of the construction and surface of the car park shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and then only these approved details shall be utilised in its construction.

Reason: To provide a satisfactory form of parking provision to ensure the character of the area is maintained.

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

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

- 7 At least 21 days before commencement of the development, the developer must contact the Safeguarding Team at Blackpool Airport, Squires Gate Lane, Blackpool, FY4 2QY or email to safeguarding@blackpoolairport.com) should the construction of the development involve the use of any equipment that will exceed 10m above ground level (eg cranes, piling rigs). This notification shall be in writing and include the position of the equipment (OSGB grid

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coordinates to 6 figures each of Eastings and Northings), its height above ordnance datum, the anticipated dates it is to be on site, and the emergency contact numbers for the crane operator and site manager.

Any such equipment shall only be brought onto site and operated in accordance with these details and operated in accordance with BS 7121 and the advice in Civil Aviation Authority Advice Note 4 'Cranes & Other Construction Issues'.

Reason: In the interest of aerodrome safeguarding and in accordance with Policy EMP5 of the Fylde Borough Local Plan.

Informative notes:

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

Item Number: 4

Application Reference:	16/0604	Type of Application:	Full Planning Permission
Applicant:	Woodys Group	Agent :	Eastham Design Associates Ltd
Location:	STILE FIELD FARMSTORE, KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HY		
Proposal:	ERECTION OF EXTERNAL RACKING FOR THE STORAGE AND DISPLAY OF BUILDING MATERIALS AND ASSOCIATED PRODUCTS		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

- 1 This consent relates to the following details:

Approved plans:

- Location Plan - Land Registry plan title LAN64611
- Site Plan and Elevations - Eastham Design Associates drawing 1185-16-01 Rev D
- Landscaping Details - Eastham Design Associates drawing 1185-16-02

Supporting Reports:

- Planning Statement

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

- 2 That within 3 months of the date of this permission the racking on site shall be modified to relate to the details indicated on the plan approved under condition 1 of this permission. The

racking shall thereafter be retained at this scale, design, appearance and location on the site.

Reason: To ensure that the racking has an appropriate scale and appearance to reflect the rural character of the area and to avoid impacts on the openness of the green belt as required by Policy SP3 and Policy EP11 of the Fylde Borough Local Plan.

- 3 That no products shall be stored on the racking at a height that exceeds 3.4m on the eastern racking and 4m on the western racking (ie on the roof level).

Reason: To ensure that when operational the racking has an appropriate scale and appearance to reflect the rural character of the area and to avoid impacts on the openness of the green belt as required by Policy SP3 and Policy EP11 of the Fylde Borough Local Plan.

- 4 That the racking hereby approved shall only be used for the storage, display and sale of goods associated with the Woodys Warehouse business (or its successors) as undertaken at the application site.

Reason: To ensure that the racking is used for purposes that relate to the existing use of the site in accordance with the proper planning of the area.

- 5 That during the first available planting season following the grant of this planning permission (Nov 2016- Feb 2017) a planted bed shall be formed alongside the eastern edge of the driveway access to the site as shown on the landscaping plan approved as condition 1 to this planning permission. This bed shall be planted in that planting season with a native species hedge of the specification shown on that plan, with this hedge subsequently established and then maintained thereafter at a height of between 1.5m and 2.5m.

Reason: In order to provide a natural visual screen to the racking approved so as to minimise its impact on the streetscene of Kirkham Road in accordance with Policy SP2 of the Fylde Borough Local Plan.

- 6 That within 3 months of the date of this permission the Yorkshire board cladding indicated for the eastern (rear facing) elevation of the racking that stands alongside the access track to the site shall have been fitted in accordance with the details shown on the elevation drawing listed in condition 1 of this permission, and shall be stained a in a uniform neutral colour that has been previously agreed in writing with the local planning authority. Unless an alternative colour scheme has first been approved by the local planning authority, the cladding shall be maintained in accordance with the approved scheme,

Reason: So as to ensure that the visual impact of the racking is appropriately minimised to reflect the character of the surrounding area as required by Policy SP2 of the Fylde Borough Local Plan.

Informative notes:

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

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Item Number: 5

Application Reference:	16/0620	Type of Application:	Discharge of Conditions
Applicant:		Agent :	Barratt Homes
Location:	LAND ADJACENT LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM		
Proposal:	APPLICATION TO DISCHARGE DETAILS ASSOCIATED WITH CONDITION 21 ON PLANNING PERMISSION 15/0700 - AFFORDABLE HOUSING STATEMENT		

Decision

That the authority to discharge the details of Condition 21 of planning permission 15/0700 be delegated to the Head of Planning and Regeneration following consultation with the Chair and Vice-Chair of the Development Management Committee, and the Kirkham South and Kirkham North ward councillors regarding the resolution of outstanding matters over the content and operation of the Affordable Housing Statement, especially associated with the marketing and occupancy arrangements for the Discounted Market Sale properties.

Item Number: 6

Application Reference:	16/0642	Type of Application:	Full Planning Permission
Applicant:	Miss Southworth	Agent :	ML Planning Consultancy Ltd
Location:	LAND TO REAR OF STAINING OLD ROAD, STAINING		
Proposal:	MIXED USE BUILDING FOR STORAGE OF HAY, STRAW AND FEEDSTUFF, WITH RETAIL AND VISITOR'S INFORMATION AREA, INCLUDING ACCESS TRACK AND PARKING AREA		

Decision

Full Planning Permission: - Withdrawn by Applicant prior to consideration

Item Number: 7

Application Reference:	16/0700	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Speak	Agent :	John Rowe Architecture
Location:	ROSE COTTAGE, ROSEACRE ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3XE		
Proposal:	RETROSPECTIVE APPLICATION FOR THE ERECTION OF DOMESTIC SHED FOR STORAGE OF FIREWOOD AND TOOLS		

Decision

Householder Planning Application: - Granted

Conditions and Reasons

- 1 The building hereby approved shall be stained a mid to dark brown colour within six months of the date of decision.

Reason: In order that the Local Planning Authority may ensure that the works are not to the detriment of visual amenity in accordance with Policies SP2, HL4, HL5, and EP11 of the Fylde Borough Local Plan, as altered (2005) and Policies GD4, GD7 and H7 of the Fylde Local Plan to 2032.

- 2 This consent relates to the following details:

- Location Plan - John Rowe drawing A/738 LP01
- Plans and Elevations - John Rowe drawing A/738 01
- Site Plan - John Rowe drawing A/738 SP01

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

Informative notes:

1. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.