

# Minutes

## Development Management Committee



<b>Date:</b>	Wednesday, 6 January 2016
<b>Venue:</b>	Town Hall, St Annes
<b>Committee members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Alan Clayton, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Liz Oades, Albert Pounder
<b>Other Council members:</b>	Councillors Julie Brickles, Sandra Pitman
<b>Officers:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey-Simone, Matthew Taylor
<b>Members of the public:</b>	Approximately 11 members of the public were in attendance during the course of the day.

### New Year Greetings

Prior to the commencement of the meeting, the Chairman, Councillor Trevor Fiddler wished members of the committee a very happy, healthy and prosperous New Year.

### Procedural Items

#### **Public Speaking at the Development Management Committee**

In accordance with the public speaking arrangements for the Development Management Committee, 3 members of the public addressed the committee on various applications detailed on the agenda.

#### **1. Declarations of interest**

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. There were no declarations of interest.

#### **2. Confirmation of Minutes**

RESOLVED: To approve the minutes of the Development Management Committee held on 9 December 2015 as a correct record for signature by the Chairman.

### **3. Substitute members**

The following substitution was reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Linda Nulty.

### **Decision Items**

#### **4. Development Management Matters**

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

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

Following approval of planning application no: 15/0706 (former GEC Marconi site, Mill Lane, Bryning with Warton) the committee requested that a letter be sent to the local highway authority (Lancashire County Council) seeking appropriate waiting restrictions being put in place (along the spine of the road) at the site.

(Councillor Cornah was not in attendance during the consideration and voting on planning application nos: 15/0622, 15/0734, 15/0777, 15/0778).

### **Information Items**

#### **5. List of Appeals Decided**

It was RESOLVED to note the appeal decisions letters received between 27 November and 18 December 2015.

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# Development Management Committee Minutes

## 06 January 2016

Item Number: 1

<b>Application Reference:</b>	15/0194	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	c/o Graham Anthony Associates	<b>Agent :</b>	Graham Anthony Associates
<b>Location:</b>	OAKLANDS CARAVAN PARK, 252 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AH		
<b>Proposal:</b>	OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 53 DWELLINGS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

### Decision

Outline Planning Permission :- Approved subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act to secure:

- The provision of open space on site in accordance with the standards set out in Fylde Borough Local Plan policy TREC17.
- The provision, tenure, delivery mechanism, occupation criteria and phasing for 30% of the dwellings to be offered as affordable housing (as defined in the National Planning Policy Framework) on site in accordance with the requirements of policy H4 of the Revised Preferred Options Local Plan and the National Planning Policy Framework.
- A commuted sum payment to the County Council towards the provision of new school places at St Bede's Catholic High School, Lytham - A Business & Enterprise College, in accordance with FBLP CF2 and the National Planning Policy Framework.

And subject to the following conditions (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 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the layout of the development, the scale and external appearance of the buildings and the landscaping of the site.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the

matters referred to in the condition have not been submitted for consideration.

3 This permission relates to the following plans:

- Drawing no. GA1888-LP Rev A – Location plan.
- Drawing no. GA1888-PSP Rev D – Proposed site plan-1.
- Drawing no. 4023-02 Rev A – Tree protection plan.
- Drawing no. SCP/15078/F01 – Proposed improvements to general layout.
- Drawing no. SCP/15078/F02 – Visibility check.

Notwithstanding the requirements of condition 2 of this permission, any application for reserved matters shall accord with the outline permission insofar as it relates to matters of access and the maximum number of dwellings.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

4 Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP30, and the National Planning Policy Framework.

5 No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development rate of 35 litres per second. The drainage strategy shall include information regarding: (a) the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event (including demonstration that the peak post-development runoff rate does not exceed the peak pre-development runoff rate for the same event); and (b) any necessary flow attenuation measures and the use of SUDS where appropriate;
- (iii) a timetable for implementation, including any phasing of works;

The development shall thereafter be implemented in accordance with the duly approved scheme before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30,

and the National Planning Policy Framework.

- 6 No above ground works shall take place until a scheme for the design, construction and drainage of the site access, the layout of which is shown on drawing nos. SCP/15078/F01 and SCP/15078/F02 (Appendix B and C to the Technical Note by SCP dated 16 November 2015 – ref JI/15078/TN01), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall, as a minimum, make provision for the visibility splays shown on drawing no. SCP/15078/F02 in both directions at the junction of the site access with Lytham Road. The site access shall be constructed in full accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any equivalent order following the revocation or re-enactment thereof) the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction).

Reason: To ensure safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 7 Notwithstanding any details contained within the application, no development shall take place until a comprehensive method statement identifying how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The method statement shall demonstrate compliance with the principles of (but not be limited to) the 'Bat Method Statement to Support a Licence Application' outlined in section 8 of the 'Ecological Survey and Assessment' by ERAP Ltd dated July 2015 (report reference 2015\_034). The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any of the dwellings hereby approved are first occupied, and retained as such thereafter.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Fylde Borough Local Plan policy EP19, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 8 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall include a scheme which demonstrates compliance with the landscaping strategy indicated on drawing nos. GA1888-PSP Rev D and 4023-02 Rev A. The scheme shall include, but not be limited to, the following details:

- (i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- (ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- (iii) the strengthening and/or introduction of landscaping buffers along the perimeter of the site;
- (iv) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within three 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 that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

- 9 No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained on drawing no. 4023-02 Rev A. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be installed in the positions indicated by blue dot-and-dash and black dashed lines on drawing no. 4023-02 Rev A. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to these areas of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows 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.

- 10 No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - July 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 above period 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 Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

- 11 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 details of the following: - (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; and (viii) a scheme for recycling/disposing of waste resulting from construction works. The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place before any development

commences to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Fylde Borough Local Plan HL2, EP27 and the National Planning Policy Framework.

- 12 Any application which seeks approval for the reserved matter of layout pursuant to condition 2 of this permission shall include a scheme for the provision of the vehicular and pedestrian/cycle routes through to adjoining land to the east and west of the site, the indicative positions of which are shown on drawing no. GA1888-PSP Rev D. The scheme shall include details of the siting, layout, design, construction (including surfacing materials) and drainage of each route, and a timetable for their provision. The vehicular and pedestrian/cycle routes shall thereafter be constructed and made available for use in accordance with the details in the duly approved scheme and the timetable contained therein.

Reason: To ensure connectivity between adjoining sites for vehicles, cyclists and pedestrians in the interests of promoting permeability and accessibility between sites and a holistic approach to development in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, the Bryning-with-Warton Neighbourhood Plan and the National Planning Policy Framework.

- 13 No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - human health;
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
    - adjoining land;
    - groundwaters and surface waters;
    - ecological systems; and
    - archaeological sites and ancient monuments.
  - (iii) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

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

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

**Item Number:** 2

<b>Application Reference:</b>	15/0622	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Brian McDowell	<b>Agent :</b>	
<b>Location:</b>	13 LAMALEACH DRIVE, FRECKLETON, PRESTON, PR4 1AJ		
<b>Proposal:</b>	SINGLE STOREY SIDE EXTENSION		

## Decision

Householder Planning Application :- Granted

## Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 9th September 2015, including the following plans:

SK/0/2 Rev A - Site plans

SK/0/1 Rev A - Plans as proposed

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

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

In the interests of visual amenity.

## 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:** 3

<b>Application Reference:</b> 15/0700		<b>Type of Application:</b> Variation of Condition	
<b>Applicant:</b>	BDW Trading Ltd, trading as Barratt Homes	<b>Agent :</b>	White Peak Planning Limited
<b>Location:</b>	LAND ADJACENT LITTLE TARNBRICK FARM, BLACKPOOL ROAD, KIRKHAM		
<b>Proposal:</b>	VARIATION OF CONDITION 4 OF PLANNING PERMISSION 12/0635 TO REPLACE THE REQUIREMENT FOR THE DWELLINGS TO BE CONSTRUCTED TO LEVEL 3 OF THE CODE FOR SUSTAINABLE HOMES WITH A REQUIREMENT FOR THE DWELLINGS TO BE CONSTRUCTED IN ACCORDANCE WITH PART L OF THE 2013 BUILDING REGULATIONS		

### Decision

Variation of Condition :- Approved subject to the completion of a supplemental planning obligation under S106 of the Town and Country Planning Act to link the extant planning obligation for outline permission 12/0635 to the new planning permission (a 'deed of variation'),

And subject to the following conditions (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 Application for approval of the reserved matters including phasing of the development shall be made to the Local Planning Authority not later than three years from the date of planning permission 12/0635 (issued 7<sup>th</sup> November 2013).

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted must be begun not later than whichever is the later of the following dates: (a) the expiration of three years from the date of planning permission 12/0635 (issued 7<sup>th</sup> November 2013); or (b) the expiration of one year from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Details of appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be thereafter be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 4 The dwellings hereby approved shall be constructed in accordance with the energy performance specification set out in the 'Energy Statement (version 1)' by 'Environmental Economics' dated 27 August 2015.

Reason: To ensure that the dwellings achieve a high level of energy efficiency in order to reduce the carbon footprint of and energy demand from the development in accordance with the requirements of the National Planning Policy Framework.

- 5 The layout submitted as part of any reserved matters application shall include details for the provision of pedestrian, cycle and wildlife corridor routes through the site from the northern boundary to the eastern boundary, including a linkage to the ponds in the centre of the site and a linkage to the south of the site to the eastern boundary. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development encourages sustainable modes of travel by connecting the site with existing linkages on surrounding land and makes provision for the retention and enhancement of wildlife corridors in accordance with the requirements of Fylde Borough Local Plan policies TR1, TR3 and EP19, and the National Planning Policy Framework.

- 6 The layout submitted as part of any reserved matters application shall include details of a vehicular route to be provided from the site to the northern boundary of the site. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure safe and convenience access and circulation for vehicle traffic throughout the site in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 7 Prior to the first occupation of any dwelling, an Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of the 50th dwelling, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This Final Travel Plan shall include objectives, targets, mechanisms and measures to achieve targets and implementation timescales, monitoring and review provisions and provide for the appointment of a travel plan co-ordinator. The development shall thereafter be implemented in accordance with the approved Travel Plan.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan policies HL2, TR1 and TR3, and the National Planning Policy Framework.

- 8 No part of the development hereby permitted shall commence until a scheme for the provision of vehicular access and highway infrastructure improvements has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved scheme.

Reason: To secure improvements to the highway network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan policies HL2 and TR1, and the National Planning Policy Framework.

- 9 Further to the approved access location as shown on Plan 1330/02 Rev B, no part of the development hereby permitted shall commence until a scheme showing the details of the

precise location of the visibility splays has been submitted to and approved in writing by the local planning authority and the development shall be implemented thereafter in accordance with the approved details.

Reason: To ensure safe and convenient access to the site for vehicular traffic and to ensure satisfactory visibility at the junction of the site access with Blackpool Road in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 10 A landscape scheme for the replacement of any hedgerow required to be removed as part of the formation of the visibility splays shall be submitted to and approved in writing by the local planning authority and implemented thereafter in accordance with the approved details and prior to first occupation of the first dwelling.

Reason: to ensure the provision of satisfactory compensatory planting for any vegetation and habitat lost as part of the development in the interests of visual amenity and to deliver suitable habitat compensation in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP10, EP14 and EP19, and the National Planning Policy Framework.

- 11 Prior to the commencement of the development, a habitat and landscape management plan which shall include lighting proposals, shall be submitted to and approved by the local planning authority. The development shall be carried out only in accordance with the approved habitat and landscape management plan.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP10, EP18 and EP19, and the National Planning Policy Framework.

- 12 The development shall not commence until a scheme for the future protection of Wrongway Brook has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for the protection of retained habitats during both construction and operation of the development and shall include proposals for the protection of protected and priority species and their habitat. The development shall thereafter be carried out strictly in accordance with the approved scheme.

Reason: To protect the riparian habitat of the watercourse, to ensure satisfactory access to maintain the watercourse and to preserve and enhance its ecological interest in accordance with the requirements of Fylde Borough Local Plan policies EP10 and EP19, and the National Planning Policy Framework.

- 13 The development shall not commence until a common toad mitigation strategy has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Fylde Borough Local Plan policy EP19, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 14 The development shall not commence until a common toad mitigation strategy has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Fylde Borough Local Plan policy EP19, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 15 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place within those areas identified as being used for nesting during the period specified above.

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.

- 16 No development shall commence until details of the existing trees and hedgerows to be retained, together with details of their protection during the course of construction, have been submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details and any protective fencing shall be installed prior to construction work commencing and retained during 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.

- 17 The development hereby permitted shall not commence until a scheme for the disposal of foul water, including details of any off-site works has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme(s) shall be fully implemented and subsequently maintained in accordance with the timing arrangements within the approved scheme.

Reason: To ensure that the development includes adequate measures for the disposal of foul water in accordance with the requirements of Fylde Borough Local Plan policy EP25, and the National Planning Policy Framework.

- 18 No dwelling hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that shall have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. If that assessment establishes that such a system can be provided, it shall be so provided. Details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences and shall: provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; include a timetable for its implementation; and provide a management and

maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

- 19 No part of the development hereby permitted shall be commenced on site unless and until: a) a site investigation has been designed for the site using the information obtained from the desktop investigation previously submitted in respect of contamination. This shall be submitted to and approved in writing by the Local Planning Authority prior to the investigation being carried out on the site; and b) The site investigation and associated risk assessment have been undertaken in accordance with details submitted to and approved in writing by the Local Planning Authority; and c) A method statement and remediation strategy, based on the information obtained from 'b' above, including a programme of works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation strategy.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan policy EP29 and the National Planning Policy Framework.

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policy EP27, and the National Planning Policy Framework.

- 21 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include: the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of 30% of the housing units; the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Provider is involved); the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure that an appropriate and proportionate contribution towards affordable housing is made as part of the development in order to meet local need, and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of

policy H4 of the Fylde Local Plan to 2032 (Revised Preferred Option) and the National Planning Policy Framework.

- 22 The development shall not commence until a scheme for the provision and maintenance of the public open space provided as part of the development has been submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved scheme.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of recreational open space in the vicinity of the site in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Fylde Borough Local Plan policy TREC17 and the National Planning Policy Framework.

**Item Number:** 4

<b>Application Reference:</b>	15/0706	<b>Type of Application:</b>	Reserved Matters
<b>Applicant:</b>	BDW Trading Ltd	<b>Agent :</b>	
<b>Location:</b>	FORMER GEC MARCONI SITE, MILL LANE, BRYNING WITH WARTON		
<b>Proposal:</b>	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 12/0550 FOR THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF 34 DWELLINGS INCLUDING THE INTRODUCTION OF FOUR PEDESTRIAN ACCESS GATES WITHIN WALL TO WEST SIDE OF SPINE ROAD (THUNDERBOLT AVENUE)		

## Decision

Reserved Matters :- Granted

## Conditions and Reasons

- 1 This permission relates to the following plans:

Drawing no. 439/SL/01 Rev A – Site location plan.  
Drawing no. 439\_PL-01 Rev N – Planning layout.  
Drawing no. 439\_MS\_01 Rev H – Materials schedule.  
Drawing no. 439\_RL\_01 Rev G – Refuse layout.  
Drawing no. 439\_BT\_01 Rev H – Boundary treatment.  
Drawing no. 439/HLL/01 Rev H – Hard landscaping layout.  
Drawing no. 439/BAR/C/01 – The Barwick.  
Drawing no. 439/HEL/C/01 – The Helmsley brick elevation.  
Drawing no. 439/HEL/C/02 – The Helmsley render elevation.  
Drawing no. 439/FAW/01 – The Fawley brick.  
Drawing no. 439/FAW/02 – The Fawley render.  
Drawing no. 439/BTD/02 – Gate detail.

The development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

- 2 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings hereby approved shall be constructed in accordance with the materials indicated on drawing no. 439\_MS\_01 Rev H.

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.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the boundary treatments to each plot shall be constructed in accordance with the details (including their siting, height, materials and design) indicated on drawing no. 439\_BT\_01 Rev H before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to provide adequate levels of privacy between neighbouring dwellings 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 landscaping scheme for each plot shown on drawing nos. 439/HLL/01 Rev H and 439\_PL-01 Rev N shall be implemented during the first planting season after the dwelling on each associated plot is substantially completed. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve satisfactory provision of landscaping and adequate private garden space for the dwellings in accordance with the requirements of Fylde Borough Local Plan policies HL2 and HL4, and the National Planning Policy Framework.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the parking areas for each plot shall be constructed in accordance with the details shown on drawing nos. 439/HLL/01 Rev H and 439\_PL-01 Rev N and made available for use before the dwelling on each associated plot is first occupied. The duly constructed parking areas shall be retained as such thereafter for the parking of vehicles.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to ensure a satisfactory surface treatment to car parking areas in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 6 No more than 240 dwellings within the development hereby approved (which includes all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550) shall be occupied prior to the completion and permanent opening of the vehicular access from the proposed Spine Road to

the Enterprise Zone at BAE Systems, Warton.

Reason: In order that the developer delivers essential off-site highway infrastructure improvements in the interests of the capacity and safety of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 7 All of the four gated openings onto Thunderbolt Avenue hereby approved (the locations of which are shown on drawing no. 439\_PL\_01 Rev N) shall be inward opening and shall not open over the footway of Thunderbolt Avenue.

Reason: To ensure that none of the gates overhang the footway of Thunderbolt Avenue and do not cause an obstruction to pedestrians in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan policy TR1.

**Informative notes:**

1. For the avoidance of doubt, the trigger of “no more than 240 dwellings” referred to in condition 6 of this approval shall include all dwellings constructed in accordance with applications for approval of reserved matters submitted pursuant to outline planning permission 12/0550. This includes all dwellings to be constructed pursuant to this reserved matters approval and those constructed pursuant to reserved matters approval 13/0786.

**Item Number: 5**

<b>Application Reference:</b>	15/0733	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mill Farm Ventures	<b>Agent :</b>	PWA Planning
<b>Location:</b>	MILL FARM VENTURES, FLEETWOOD ROAD, MEDLAR WITH WESHAM		
<b>Proposal:</b>	CONSTRUCTION OF 11 NO. ALL WEATHER FLOODLIT FOOTBALL PITCHES, 1 NO. ALL WEATHER FLOODLIT HOCKEY PITCH, 1 NO. HOCKEY PITCH SPECTATOR STAND PROVIDING SEATING FOR 256 SPECTATORS AND TEMPORARY CHANGING FACILITIES.		

**Decision**

Full Planning Permission :- Application Deferred

**Reason**

- 1 Decision deferred to allow secure revised plans to address objection from Environment Agency relating to encroachment into Brook easement, and consideration of additional landscaping to northern site boundary.



**Item Number:** 6

<b>Application Reference:</b>	15/0734	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr & Mrs Fletcher	<b>Agent :</b>	Keith Gleeson
<b>Location:</b>	GLENVIEW, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
<b>Proposal:</b>	SINGLE STOREY EXTENSION TO REAR AND FORMATION OF GABLED ROOF OVER EXISTING KITCHEN ELEMENT, ENLARGEMENT OF WESTERN REAR DORMER, ROOF LIFT / DORMER TO EAST SIDE, AND ADDITION OF PITCHED ROOF FEATURES TO FRONT TURRET AND DORMERS - REVISED SCHEME TO 15/0342		

## Decision

Householder Planning Application :- Granted

## Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 21 October 2015, including the following plans:

- Proposed Elevations - Keith Gleeson drawing 1504/04/09 (Dated Oct 2015)
- Proposed Elevations - Keith Gleeson drawing 1504/04/08A (Dated Oct 2015)
- Proposed first floor plan - Keith Gleeson drawing 1504/04/07 (Dated Oct 2015)
- Proposed rear ground floor plan - Keith Gleeson drawing 1504/01/06 (Dated Oct 2015)
- Existing and proposed front ground floor - Keith Gleeson drawing 1510/04/02 (Dated Oct 2015)

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in form, colour, and texture.

To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building as required by Policy H L5 of the Fylde Borough Local Plan.

- 4 The proposed first floor east facing side elevation windows and the two south facing rear elevation dormer windows serving the en-suite indicated on the plans hereby approved to be serving a bathroom and dressing room, and the rear facing windows indicated on the approved plans to serve an ensuite shall all be glazed with obscure glass to a level of Pilkington Grade 3 (or a comparable equivalent) and shall thereafter be retained in that form. These windows shall

all be non-opening at a height below 1.7m when measured internally from the floor of the rooms that they serve.

To safeguard the amenities of the occupants of adjoining residential premises as required by Policy HL5 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:** 7

<b>Application Reference:</b>	15/0777	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Fylde Borough Council	<b>Agent :</b>	
<b>Location:</b>	LAND TO REAR OF CAFE, FAIRHAVEN LAKE AND GARDENS, INNER PROMENADE, LYTHAM ST ANNES, FY8 1BD		
<b>Proposal:</b>	INSTALLATION OF PLAY GALLEON WITHIN TODDLER PLAY AREA WITH A MAST HEIGHT OF 5.5M		

**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 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 5th November 2015.

For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

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

In the interests of visual amenity.

**Informative notes:**

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

**Item Number: 8**

<b>Application Reference:</b>	15/0778	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Persimmon Homes	<b>Agent :</b>	
<b>Location:</b>	PONTINS, CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2SX		
<b>Proposal:</b>	ERECTION OF THREE DETACHED BUNGALOWS		

**Decision**

Full Planning Permission :- Approved subject to the completion of a supplemental planning obligation under S106 of the Town and Country Planning Act to link the extant planning obligation for outline permission 10/0877 (as amended) to the new planning permission (a 'deed of variation'),

And subject to the following conditions (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 permission relates to the following plans:

Drawing no. FP-LSA-LP1-PH2.02 – Location plan (phase 2).  
Drawing no. LSA-PH2-301 Rev D – Estate layout (phase 2).  
Drawing no. LSA-PH2-302 Rev F – Boundary treatment plan (phase 2).  
Drawing no. LSA-PH2-303 Rev D – Surface treatment plan (phase 2).  
Drawing no. 4830.02 Rev E – Landscape proposals sheet 2 of 3.  
Drawing no. LSA.PH2.GVS.01 Rev B – Glazing and ventilation strategy.  
Drawing no. The Gilby House Type Lancashire – 'The Gilby' – Plans and elevations – 3 bed – footage 1182.  
Drawing no. SDF11 – Plot divisional fence.

Drawing no. DWFD.02 Rev C – Dwarf wall, pier and fence detail.  
Drawing no. SDF05 – 1.8m high timber screen fence.

The development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings on plots 51, 52 and 53 shall be constructed in accordance with the materials specified in the Material Schedule dated December 2014 (reference LSA-MS-01 G).

Reason: In order 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 boundary treatments to plots 51, 52 and 53 shall be constructed in accordance with the details (including their siting, height, materials and design) indicated on drawing nos. LSA-PH2-302 Rev F; SDF11; DWFD.02 Rev C; and SDF05 before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to provide adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for plots 51, 52 and 53 shown on drawing no. 4830.02 Rev E shall be implemented during the first planting season after the dwelling on each associated plot is substantially completed. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve satisfactory provision of landscaping and adequate private garden space for the dwellings in accordance with the requirements of Fylde Borough Local Plan policies HL2 and HL4, and the National Planning Policy Framework.

- 6 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the parking areas for plots 51, 52 and 53 shall be constructed in accordance with the details indicated on drawing no. LSA-PH2-303 Rev D and made available for use before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: To ensure that there is adequate provision for vehicles to be parked clear of the highway and to ensure a satisfactory surface treatment to car parking areas in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

#### Informative notes:

1. Network Rail advises that the developer submits a Risk Assessment and Method Statement (RAMS) to Network Rail Asset Protection once construction works commence. The RAMS should consider all works to be undertaken within 10 metres of the operational railway. Network Rail will review the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at [AssetProtectionLNWNorth@networkrail.co.uk](mailto:AssetProtectionLNWNorth@networkrail.co.uk) to discuss the proposal and RAMS requirements in more detail.
2. Any scaffold which is to be constructed within 10 metres of the Network Rail/railway boundary fence must be erected in such a manner that no poles over-sail the railway, and protective netting around such scaffold must be installed. The developer must consider whether they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary. The applicant is reminded that when pole(s) are erected for construction or maintenance works, should they topple over in the direction of the railway then there must be at least a 3m failsafe zone between the maximum height of the pole(s) and the railway boundary.
3. Network Rail's existing fencing/wall which runs adjacent to the site's boundary with the railway line must not be removed or damaged and at no point (either during construction or after works are completed on site) should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment. A minimum 2 metre gap should be maintained between any buildings or structures on the site and Network Rail's boundary fencing.
4. The applicant is reminded that any works close to the Network Rail boundary (including any excavation works) are covered by the Party Wall Act of 1996. Should any foundations, excavations or any part of the building(s) encroach onto Network Rail land then the applicant would need to serve notice on Network Rail and they would be liable for costs. An applicant cannot access Network Rail land without permission (via the Asset Protection Team) and, in addition to any costs under the Party Wall Act, the applicant would also be liable for all Network Rail site supervision costs while works are undertaken. No works in these circumstances are to commence without the approval of the Network Rail Asset Protection Engineer.
5. Network Rail has a duty to provide, as far as is reasonably practical, a railway free from danger or obstruction from fallen trees. Trees growing within the railway corridor (i.e. between the railway boundary fences) are the responsibility of Network Rail. Trees growing alongside the railway boundary on adjacent land are the primary responsibility of the adjoining landowner or occupier. All owners of trees have an obligation in law to manage trees on their property so that they do not cause a danger or a nuisance to their neighbours. This Duty of Care arises from the Occupiers Liability Acts of 1957 and 1984. A landowner or occupier must make sure that their trees are in a safe condition and mitigate any risk to a third party. Larger landowners should also have a tree policy to assess and manage the risk and to mitigate their liability.
6. All surface water should be directed away from the railway. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property.