



MINUTES

Planning Committee

Date:	Wednesday, 12 February 2020
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Noreen Griffiths, Jayne Nixon, Linda Nulty, Michael Sayward, Ray Thomas, Stan Trudgill
Other Members:	Councillor Frank Andrews
Officers Present:	Mark Evans, Clare Lord, Andrew Stell, Kieran Birch, Matthew Taylor, Lyndsey Lacey-Simone.
Members of the Public:	There were approx. 25 members of the public in attendance at the meeting

Public Speaking at the Planning Committee

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

1. Declarations of Interest

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

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 22 January 2020 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 24:

Councillor Noreen Griffiths for Councillor Heather Speak

Decision Items

4. Planning matters

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

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

5. St Annes Town Centre

The Committee RESOLVED: to further defer consideration of this matter to the next appropriate meeting of the committee to allow the findings of the St Annes Town Centre Workshop to be made available to members in advance of making a decision on the matter.

Information Items

6. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 03/1/20 and 31/01/20

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Planning Committee Minutes

12 February 2020

Item Number: 1

Application Reference:	19/0248	Type of Application:	Full Planning Permission
Applicant:	Fairhaven Homes	Agent :	Sunderland Peacock and Associates
Location:	259 INNER PROMENADE, LYTHAM ST ANNES, FY8 1AZ		
Proposal:	DEMOLITION OF EXISTING DWELLING AND ERECTION OF A FIVE STOREY BUILDING TO PROVIDE 18 APARTMENTS INCLUDING ASSOCIATED LANDSCAPING AND CAR PARKING		

Decision

Full Planning Permission: The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the following matters being resolved to his satisfaction:

1. The adoption of the shadow Habitats Regulation Assessment as the Council's own following agreement that it is adequate for that purpose with Natural England;
2. The completion of a S106 Agreement to secure:
 - a) provision, retention and operational details for 30% of the proposed dwellings to be affordable properties in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032
 - b) a financial contribution of £1,000 per dwelling (and the phasing of the payment of this contribution) towards securing off site public open space in accordance with the requirements of Policies ENV4 and INF2 of the Fylde Local Plan to 2032
 - c) a financial contribution to be agreed (and the phasing of the payment of this contribution) to cover the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority;

3. The finalisation of a series of Planning Conditions that the Head of Planning and Housing considers are necessary to control the development, with the following being an initially suggested list:

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

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

2. This permission relates to the following plans:
 - Location Plan – SPA drawing 5574 -E00 B

- Proposed Site Plan – SPA drawing 5574 – P01 Rev B
- Proposed Ground Floor Plan – SPA drawing 5574 – P02 Rev B
- Proposed Floor Plans – SPA drawing 5574 – P03 Rev B
- Proposed Elevations – SPA drawing 5574 – P04 Rev B

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

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the 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 Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external hard surface areas of the site including the access way, parking areas and internal paths 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 Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

5. No above ground works shall take place until details of finished floor levels for the building and ground levels for the external areas of the site have been submitted to and approved in writing by the Local Planning Authority, with these levels confirming that the ground floor level of the building and so overall eaves and ridge level reflects that indicated on the approved streetscene drawings listed in condition 2 of this permission. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the development, surrounding buildings and the street scene before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, prior to the commencement of any above ground works on the development details of the siting, height, design, materials and finish of all boundary

treatments and any gates to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved 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 five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

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

8. No above ground works shall take place until a scheme for the design, construction (including surface treatment) and drainage of the car parking spaces shown on the site plan hereby approved in condition 2 of this planning permission has been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be constructed in accordance with the duly approved scheme and marked out in the positions shown on the approved plan before any of the apartments are first occupied and shall be retained as such thereafter for the parking of vehicles.

Reason: In order to ensure that adequate provision is made for vehicle parking and manoeuvring, to ensure appropriate surface treatment and an adequate standard of engineering works to hard standing areas and that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

9. No above ground works shall take place until a scheme for the design, construction and drainage of the highway works that are required by this development has been submitted to and approved in writing by the Local Planning Authority., namely:

- The site access (the position of which is shown on the site plan approved under condition 2 of this permission)
- The closure of the existing access point and reinstatement of the kerb
- The improvement of the pedestrian refuge in the immediate vicinity of the site to assist with the crossing of Inner Promenade
- The improvement of the two nearest bus stops to the site on Clifton Drive South to be enhanced to Quality Bus Standard with appropriate raised kerbs.

These works shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to enhance pedestrian and public transport connectivity as required by Policy GD7 of the Fylde

Local Plan to 2032.

10. Prior to the commencement of any above ground works hereby approved details of the location and design of not less than 3 electric vehicle re-charging facilities shall have been submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the agreed details prior to the first occupation of any dwelling hereby approved and shall be retained in an operational condition thereafter.

Reason: To support the shift towards sustainable transport choices in accordance with criterion i) of Policy T4 of the Fylde Local Plan to 2032.

11. Prior to the commencement of any above ground construction works details of the size, materials and design of the cycle storage facility shown on the site plan approved under condition 2 of this planning permission shall be submitted to and approved in writing by the Local Planning Authority. The duly approved cycle store shall be installed and made available for use before the building is first occupied and retained as such thereafter.

Reason: To support the shift towards sustainable transport choices in accordance with criterion i) of Policy T4 of the Fylde Local Plan to 2032.

12. Prior to the commencement of any above ground construction works details of the size, materials and design of the refuse storage facility shown on the site plan approved under condition 2 of this planning permission shall be submitted to and approved in writing by the Local Planning Authority. The duly approved refuse store shall be installed and made available for use before the building is first occupied and retained as such thereafter.

Reason: To provide an appropriately sized, located and designed facility for the storage of refuse from the development in accordance with Policy GD7 of the Fylde Local Plan to 2032.

13. 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) Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
- (iii) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- (v) Details of flood exceedance routes (both on and off site);
- (vi) Details of how surface water will be managed and pollution prevented during the construction phase;
- (vii) A timetable for implementation, including details of any phased delivery; and
- (viii) Details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied and maintained as such thereafter.

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 Policy GD7 of the Fylde Local Plan to 2032.

14. Notwithstanding any details contained within the application, no development shall take place until a comprehensive method statement indicating how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including habitat compensation and enhancement) for bats and nesting birds are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority.

The duly approved method statement and enhancement arrangements 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 Policy ENV2 Fylde Local Plan to 2032, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

15. Prior to the commencement of any above ground development hereby approved details of an appropriately designed louvre or other such privacy mechanism to minimise the potential for views to neighbouring properties and gardens from all balconies to the rear and side elevations of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed as part of the development and retained in all relevant areas thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring properties and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

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

- (a) Hours of work for site preparation, delivery of materials and construction;
- (b) Arrangements for the parking of vehicles for site operatives and visitors;
- (c) Details of areas designated for the loading, unloading and storage of plant and materials;
- (d) Details of the siting, height and maintenance of security hoarding;
- (e) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (f) Measures to control the emission of dust and dirt during construction;
- (g) A scheme for recycling/disposing of waste resulting from construction works; and
- (h) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this 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 properties during the construction of the development in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

17. All side facing windows shall be non-opening below a height of 1.7m from floor level in the rooms that they serve, and shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) with the exception of the south facing glazing to the oriel style windows to the western elevation of the building. All windows shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework

18. Prior to the commencement of any works to undertake the demolition of the existing dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority to indicate how the existing sundial feature that is found on the dwelling is to be removed, stored, and displayed within the development as constructed. This scheme shall be implemented so that the sundial is in place prior to the first occupation of any of the dwellings hereby approved, and shall be retained thereafter.

Reason: To preserve this feature of local historic interest in the future development of the site to accord with the requirements of Policy ENV5 of the Fylde Local Plan to 2032.

19. Prior to the commencement of any above ground development hereby approved details of the arrangements and any mechanism to be introduced to ensure that the vehicle gate to the side of the property is to remain in a closed position at all times other than when in use to facilitate the operation of the vehicle access route shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed as part of the development and retained in all relevant areas thereafter.

Reason: To ensure that this feature remains closed to assist with assimilating the appearance of the building into the streetscene in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032.

Informative notes:

1. **Highway Note**

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 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

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

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

38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 2

Application Reference:	19/0450	Type of Application:	Change of Use
Applicant:	Helical Technology Limited	Agent :	Clover Architectural Design Limited
Location:	LAND AND BUILDINGS ON THE NORTH SIDE OF DOCK ROAD, LYTHAM ST ANNES		
Proposal:	CHANGE OF USE OF TWO EXISTING TEMPORARY BUILDINGS FROM STORAGE (USE CLASS B8) TO GENERAL INDUSTRY (USE CLASS B2) - RETROSPECTIVE APPLICATION (RESUBMISSION OF APPLICATION 18/0758)		

Decision

Change of Use :- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Drawing no. 1002 Rev D – Location plan.
 - Drawing no. 1105 Rev B – Proposed rainwater drainage.
 - Drawing no. 1107 Rev A – Proposed plans and elevations.
 - Drawing no. 'Building 1 (North Bldg)' – Floor plan Building 1.
 - Drawing no. 'Building 2 (South Bldg)' – Floor plan Building 2.
 - Drawing no. D28194-101-01 Rev 01 – General arrangement of acoustic enclosure for G100 punch press.
 - Drawing no. D28194-101-02 Rev 01 – General arrangement of acoustic enclosure for AME 40 ton punch press.

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

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

2. Within 6 months of the date of this permission an acoustic enclosure which meets the same specification as that shown on drawing nos. D28194-101-01 Rev 01 and D28194-101-02 Rev 01 and given in the document titled "Acoustic Enclosures Product and Technical Data" by 'Wakefield Acoustics Noise Control Technology' shall be installed around the whole of the piece

of machinery within Building 2 that is labelled “20 ton HME press” on drawing no. ‘Building 2 (South Bldg)’. If the acoustic enclosure is not installed around the whole of the “20 ton HME press” within 6 months of the date of this permission, then the use of that piece of machinery shall cease until such time as the required acoustic enclosure has been fully installed. The duly installed acoustic enclosure shall thereafter be retained, maintained and, where necessary, repaired in accordance with the approved specification.

Reason: As identified in the applicant’s Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020), further mitigation in the form of an additional acoustic enclosure to be installed around the whole of the 20 ton HME press is required in order to attenuate noise from the development to a level that will avoid significant adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties. A period of no more than 6 months affords the applicant sufficient time to arrange the commissioning, design, manufacture and installation of the required acoustic enclosure in order that the mitigation strategy identified in the Noise Impact Assessment is implemented within a suitable period to prevent ongoing noise disturbance to surrounding occupiers. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

3. The acoustic enclosures which have been installed around the machines within Building 2 that are labelled “100 ton HME press” and “40 ton HME press” on drawing no. ‘Building 2 (South Bldg)’ (the specifications of which are shown on drawing nos. D28194-101-01 Rev 01 and D28194-101-02 Rev 01 and given in the document titled “Acoustic Enclosures Product and Technical Data” by ‘Wakefield Acoustics Noise Control Technology’) shall hereafter be retained, maintained and, where necessary, repaired in accordance with the duly installed specification.

Reason: To ensure that the acoustic enclosures for the 100 ton HME press and 40 ton HME press which have been installed as part of a wider mitigation strategy to attenuate noise from the development to a level that avoids significant adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties are retained in perpetuity in order that the mitigation strategy identified in the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020) remains effective in preventing noise disturbance to surrounding occupiers. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. All doors of the acoustic enclosures that have been or will be installed around the machines that are labelled “100 ton HME press”, “40 ton HME press” and “20 ton HME press” on drawing no. ‘Building 2 (South Bldg)’ pursuant to the requirements of conditions 2 and 3 of this permission shall be kept closed at all times when those machines are being operated.

Reason: To prevent noise breakout from the acoustic enclosures erected around each of the HME presses in order that the duly installed enclosures provide an effective means of attenuating noise from the HME presses and that their noise attenuation properties are maximised in accordance with the mitigation strategy identified in the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020). The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. All external doors (including roller shutter doors) on Buildings 1 and 2 shall be kept closed at all times when any of the machinery identified on drawing nos. ‘Building 1 (North Bldg)’ and ‘Building 2 (South Bldg)’ is being operated.

Reason: To limit the potential for noise breakout from the buildings at times when machinery within those buildings is operational in order that any noise attenuation provided by the external fabric of the buildings is maximised and to ensure that the effectiveness of the mitigation strategy identified in the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020) is not undermined. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. The use hereby permitted shall only take place between the hours of 08:00 and 18:00 Monday to Friday and no machinery within Buildings 1 and 2 shall be operated outside these times. The use hereby permitted shall not take place at any time on bank holidays (any public holiday), Saturdays or Sundays.

Reason: To restrict the operating hours of the permitted B2 use and the machinery associated with it in order to avoid the potential for noise from the development to give rise to significant adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties at sensitive times when this noise would be more perceptible to those occupiers and has greater potential to cause unacceptable noise disturbance, and because the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020) does not account for the development's effects outside these hours of operation. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No machinery other than that identified on drawing nos. 'Building 1 (North Bldg)' and 'Building 2 (South Bldg)' shall be operated at the site, and there shall be no operation of this machinery on the external areas of the site at any time.

Reason: The operation of other additional, unknown machinery at the site has the potential to give rise to significant adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties due to noise disturbance and has not been accounted for in the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020). In addition, any operation of machinery on the external areas of the site (without any noise attenuation being provided by the external fabric of the buildings and/or acoustic enclosures) has the potential to cause unacceptable noise disturbance to surrounding occupiers. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. Notwithstanding the requirements of condition 7 of this permission, the presses within Building 2 that are labelled "100 ton SEYI press", "1250 kN SMV press", "800 kN SMV press" and "1250 kN SMV press" and identified as being "non operational" on drawing no. 'Building 2 (South Bldg)' shall not be operated at any time.

Reason: The four presses referred to in the condition are stored in Building 2 as non-operational machines. Accordingly, the effects of them becoming operational has not been accounted for in the Noise Impact Assessment (report reference R1786-REP01b-JR, dated 13 January 2020) and so there can be no certainty that they can be operated from Building 2 without the need for further noise attenuation measures to be put in place first in order to avoid significant adverse impacts on the amenity, health and quality of life of the occupiers of surrounding residential properties due to noise disturbance. The condition is needed in order to protect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. The area shown for the provision of 24 vehicle parking spaces on drawing no. 1105 Rev B shall be retained as such hereafter for the parking and manoeuvring of vehicles.

Reason: To ensure that the development makes appropriate provision for vehicle parking and manoeuvring off the highway and to avoid the need for staff and visitors to park on the highway of Dock Road, which would lead to greater obstruction of sight lines at junctions and further narrowing of Dock road and, in turn, increased congestion and confrontation with other road user which would have a detrimental impact on highway safety. The condition is needed in the interests of road safety in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

Informative notes:

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

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

2. The applicant’s attention is drawn to the requirements of condition 1 of planning permissions 16/1008 and 18/0280 which require the removal of Buildings 1 and 2 from the site (and the land’s subsequent restoration) within the specific timetables identified in each condition. The applicant is reminded that, as this permission relates only to the change of use of the buildings approved by planning permissions 16/1008 and 18/0280, this permission does not, nor should it be construed to override the requirements of any of the conditions imposed on planning permissions 16/1008 and 18/0280 – which remain intact and unaltered.

Item Number: 3

Application Reference:	19/0690	Type of Application:	Full Planning Permission
Applicant:	Concert Living Ltd	Agent :	Smith & Love Planning Consultants
Location:	LAND ADJACENT TO NORTH VIEW FOLD, RIBBY ROAD, RIBBY WITH WREA		
Proposal:	ERECTION OF 21 DWELLINGS WITH ASSOCIATED CAR PARKING, OPEN SPACE AND VEHICULAR ACCESS.		

Decision

Full Planning Permission: The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the following matters being resolved to his satisfaction:

1. The completion of a S106 Agreement to secure:
 - a) provision, retention and operational details for 30% of the proposed dwellings to be affordable properties in accordance with the requirements of Policies H4 and INF2 of the Fylde Local Plan to 2032
 - b) a financial contribution of £64,827 (and the phasing of the payment of this contribution) towards the improvement of public transport and/or sustainable transport initiatives in the vicinity of the site in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032

- c) a financial contribution to be confirmed by LCC Education (and the phasing of the payment of this contribution) towards the improvement of education capacity in the vicinity of the site in accordance with the requirements of Policies HW2 and INF2 of the Fylde Local Plan to 2032
- d) a financial contribution of £12,632 towards the provision of a new Primary Care Centre at Wesham to be delivered by the Fylde and Wyre CCG in accordance with the requirements of Policies HW1, HW2 and INF2 of the Fylde Local Plan to 2032.
- e) a financial contribution (and the phasing of the payment of this contribution) towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

The agreement will be expected to meet the full amounts quoted above in all cases, unless a viability appraisal has been agreed with the Local Planning Authority.

2. The finalisation of a series of Planning Conditions that the Head of Planning and Housing considers are necessary to control the development, with the following being an initially suggested list:

1. The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

2. This permission relates to the following plans:

- Drawing 3467-105 Rev Z - Site Plan Proposed
- Drawing 3467-111 Rev E - Street Elevations
- Drawing 3467-112 Rev C - Site Plan Aerial
- Drawing 3467-121 Rev B - Eagley Type 2 Plans and Elevations
- Drawing 3467-122 Rev B - Eagley Plans and Elevations Type 3
- Drawing 3467-125 Rev C - Irwell Plans and Elevations Type 3
- Drawing 3467-126 Rev C - Irwell Plans and Elevations Type 4
- Drawing 3467-131 Rev D - Bradshaw Plans and Elevations Type 2
- Drawing 3467-135 Rev D - Pendle Plans and Elevations Type 1
- Drawing 3467-136 Rev D - Pendle Plans and Elevations Type 2
- Drawing 3467-145 Rev C - Hyndburn Plans and Elevations Type 1
- Drawing 3467-150 Rev D - Sabden Plans and Elevations Type 2
- Drawing 3467-156 Rev A - Freckleton Plans and Elevations Type 2
- Drawing 3467-160 Rev C - Whitewell Plans and Elevations Type 1
- Drawing WG-BTP-22-ZZ-DR-A-3467_117 - Double Garage
- Updated Transport Statement by Ashley Helme
- Arboricultural Statement by TPM
- Revised Construction Environmental Management Plan by Brimas Construction
- Revised Affordable Housing Statement by Concert Living
- Revised SuDS and Landscape Management Plan by Concert Living
- Revised Drainage Strategy by Hamilton Technical Services
- Drawing C0885-01 Rev D Proposed Drainage Layout Drawing
- Revised Flood Risk Assessment
- Revised Design & Access Statement by BTP Architects

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

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

3. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. SHF.1615.002.HY.R.001.A, Dated August 2019 which was prepared by enzygo) and the Proposed Drainage Layout (Ref No. C-0885-01, Rev C, Dated 31.07.2019 which was prepared by Hamilton Technical Services). No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

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

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

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

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

5. Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include and specify the provisions to be made for the following, with the development undertaken in full accordance with the agreed CMP:

- a. The timing of construction works on the various days of the week.
- b. The timing of deliveries to the site on the various days of the week.
- c. The locations for the parking of vehicles of site operatives and visitors;
- d. Loading and unloading of plant and materials used in the construction of the development;
- e. Storage of such plant and materials;
- f. Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- g. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- h. Routes to be used by vehicles carrying plant and materials to and from the site;
- i. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect the amenity of neighbouring residents from undue disturbance during the construction works.

6. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Estate roads to at least base course level up to the entrance of the site compound before any construction on the dwellings hereby approved takes place within the site and shall be further extend before any development commences fronting the new access road.

Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in the interests of highway safety around the site.

7. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets and other communal areas within the development have been submitted to and approved by the local planning authority. These areas shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an adoption agreement has been entered into with the local highway authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy GD7 of the Fylde Local Plan to 2032.

8. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets within the development have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy GD7 of the Fylde Local Plan to 2032.

9. The private car parking and manoeuvring areas indicated on the approved site plan listed in condition 2 are to be provided and marked out in accordance with that plan, prior to the occupation of the associated dwelling and permanently maintained thereafter.

Reasons: To allow for the effective use of the parking and turning areas.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation unless there remains at least 2 viable in-curtilage parking spaces for the relevant dwelling.

Reasons: To ensure the provision and retention of appropriate parking levels in the interests of residential amenity and highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

11. No development shall take place until the applicant has obtained land drainage consent, agreed in writing, from the consenting authority. Thereafter the works shall be carried out in accordance with the approved land drainage consent and any subsequent amendments shall be agreed in writing with the consenting authority. The applicant must notify the consenting

authority no less than seven days before commencement of the works of their intention to start works on site. For the avoidance of doubt the 'consenting authority' is the Lead Local Flood Authority which, within the administrative boundary of Lancashire, is Lancashire County Council.

Reason: To ensure water quality is not compromised as a result of any construction work on the development site or to the watercourse.

12. 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.

13. No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management, including details of habitat creation. The scheme shall include details of mitigation and compensation measures and on-going monitoring regimes. It shall also include details of methods of removal of fencing adjacent to the existing trees, and a homeowners pack which will make occupants of the dwellings aware that the trees are protected and the Council's consent is required to carry out any tree works.

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. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority as shown on Tree Protection Plan SHF.1615.002.Ar.D.002-B. The shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

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. All trees currently on the site shall be retained. If any future management works or tree removal is proposed it should be supported by appropriate ecological survey assessments in order to assess the potential for bat roosts and agreed in writing with 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.

16. No tree felling, hedgerow removal, 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 and the

results of that survey has been submitted to the Local Planning Authority and approved in writing in advance of the works taking place.

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. All landscape works shall be carried out in accordance with the approved details shown on landscaping and planting plans listed below;
Landscape layout 1 - 3225 101 H
Landscape layout 2 - 3225 102 F
Planting Plans 1 - 3225 201G
Planting Plans 2 - 3225 202F

Prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 10 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality as required by Policy GD7 of the Fylde Local Plan to 2032.

18. The development shall be carried out using those materials specified on the materials schedule by btp architects Job no 3467, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the area and to ensure a suitable standard of development that accords with Policy GD7 of the Fylde Local Plan to 2032.

19. Obscure glazing shall be provided in the bathroom windows of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents

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)(England) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling[s] or curtilage(s) relevant to those classes shall be carried out without Planning Permission.

[CLASS VARIABLES

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

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. Prior to the commencement of any above ground development a Public Open Space (POS) and Estate Management Plan shall be submitted for approval in writing by the Local Planning Authority. The POS and Estate Management Plan will include details of the access controls and maintenance of the public open space, amenity grass space and any unadopted footpaths/highways within the site including that land between the dwellings and Ribby Road which is identified for public open space purposes. The development shall be constructed and maintained in accordance with the approved details at all times thereafter.

Reason: In the interests of the visual amenities of the area

Informative notes:

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

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

1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 4

Application Reference:	19/0815	Type of Application:	Reserved Matters
Applicant:	Morris Homes Ltd	Agent :	Smith & Love Planning Consultants
Location:	ELECTRONIC DATA SYSTEMS, HEYHOUSES LANE, LYTHAM ST ANNES		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 15/0787 FOR A RESIDENTIAL DEVELOPMENT OF 146 DWELLINGS AND ASSOCIATED INFRASTRUCTURE		

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Drawing no. N1176/P/LP01 – Location plan.
 - Drawing no. N1176/P/PL01 Rev G – Planning layout.

- Drawing no. N1176/P/POS01 Rev C – Public open space.
- Drawing no. N1176/P/AFF01 Rev C – Affordable housing plan.
- Drawing no. N1176/P/SH01 Rev D – Storey height plan.
- Drawing no. M3154-PA-01-V07 – Landscape structure plan.
- Drawing no. N1176/P/MP01 Rev D – Material dispersion plan.
- Drawing no. N1176/P/PP01 Rev A – Phasing plan.
- Drawing no. N1176/P/DB01 Rev A – Removable bollard details.
- Drawing no. N1176/P/HTAB/01 – Abingdon house type elevations/floor plans.
- Drawing no. N1176/P/HTADL/01 – Adlington house type elevations/floor plans.
- Drawing no. N1176/P/HTBIC/01 – Bickerton house type elevations/floor plans.
- Drawing no. N1176/P/HTBRA/01 – Bray house type elevations/floor plans.
- Drawing no. N1176/P/HTBRAY/01 – Bray elevations/floor plans.
- Drawing no. N1176/P/HTBRE/01 – Brereton house type elevations/floor plans.
- Drawing no. N1176/P/HTBRO/01 – Broxton house type elevations/floor plans.
- Drawing no. N1176/P/HTCAP/01 – Capesthorpe house type elevation/floor plans.
- Drawing no. N1176/P/HTCOT/01 – Cotswold house type elevation/floor plans.
- Drawing no. N1176/P/HTCRA/01 – Cranleigh house type elevations/floor plans.
- Drawing no. N1176/P/HTDAL/01 – Dalton house type elevations.
- Drawing no. N1176/P/HTDAL/02 – Dalton house type floor plans.
- Drawing no. N1176/P/HTDID/01 – Didsbury house type elevations/floor plans.
- Drawing no. N1176/P/HTDUN2/01 – Dunham house type elevations/floor plans.
- Drawing no. N1176/P/HTELY/01 – Ely house type elevations/floor plans.
- Drawing no. N1176/P/HTHEN/01 – Henley house type elevations/floor plans.
- Drawing no. N1176/P/HTLYM/02 – Lymm 2 house type floor plans.
- Drawing no. N1176/P/HTLYM/01 – Lymm elevations.
- Drawing no. N1176/P/HTMEL/01 – Melford elevations.
- Drawing no. N1176/P/HTMEL/02 – Melford floor plans.
- Drawing no. N1176/P/HTNOR/01 – Norfolk house type elevations/floor plans.
- Drawing no. N1176/P/HTOXF/01 – Oxford elevations.
- Drawing no. N1176/P/HTOXF/02 – Oxford floor plans.
- Drawing no. N1176/P/HTPOY/01 – Poynton house type elevations/floor plans.
- Drawing no. N1176/P/HTRUF2/01 – Rufford house type elevations/floor plans.
- Drawing no. N1176/P/HTRYE/01 – Ryedale house type elevations/floor plans.
- Drawing no. N1176/P/HTWAR/01 – Warwick house type elevations/floor plans.
- Drawing no. N1176/P/HTWGA/01 – Windermere, Grasmere, Ambleside (R1) elevations.
- Drawing no. N1176/P/HTWGA/02 – Windermere, Grasmere, Ambleside (R1) floor plans.
- Drawing no. N1176/P/HTWGAR/01 – Windermere, Grasmere, Ambleside (R1), Roseberry – elevations.
- Drawing no. N1176/P/HTWGAR/02 – Windermere, Grasmere, Ambleside (R1), Roseberry – floor plans.
- Drawing nos. GR1; GR1+; and GR2-1+ - Garage floor plans and elevations.
- Drawing nos. F1-1; F2-1; F3-1; F2-3; and W/R1 – Boundary treatment elevations.

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

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in full accordance with the phasing (including the sequencing and triggers for the construction of housing and highway infrastructure, laying out of open space, removal of existing perimeter fencing and formation of

vehicle barriers and pedestrian and cycle links to adjoining land) indicated on drawing no. N1176/P/PP01 Rev A.

Reason: In order that the development takes place in an appropriate sequence and to ensure that the associated infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each phase of housing in the interests of proper planning and to ensure compliance with the requirements of conditions 10, 11 and 16 of outline planning permission 15/0787, in accordance with the objectives of Fylde Local Plan to 2032 policies M1, T4 and ENV4.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the buildings shall be constructed in accordance with the materials detailed on drawing no. N1176/P/MP01 Rev D.

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

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. N1176/P/MP01 Rev D; F1-1; F2-1; F3-1; F2-3; and W/R1 before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

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

5. No development associated with the construction of the electricity substation shown on drawing no. N1176/P/PL01 Rev G shall take place until details of the size, height, materials and design of the building and any associated means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The electricity substation shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been submitted as part of the application, to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 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 soft landscaping scheme for the development shown on drawing no. M3154-PA-01-V07 shall be carried out during the first planting season after each associated phase of housing identified on drawing no. N1176/P/PP01 Rev A is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan and the documents titled "Public Open Space Landscape Management Schedules" and "Public Open Space Landscape Management Plan" by 'Barnes Walker Limited' (document references M3154-MS-1907-V01 and M3154-MP-1907-V01). Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site concurrently with each phase of housing in the interests of visual amenity, to provide biodiversity enhancements and to ensure compliance with the requirements of condition 13 of outline planning permission 15/0787 in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1 and ENV2, and the National Planning Policy Framework.

7. Before the dwelling on each associated plot referred to in a) to f) is first occupied, the following windows in those dwellings shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:

- a) The first floor bathroom window in the east facing (side) elevation of plot 51.
- b) The first floor bathroom and landing windows in the south facing (rear) elevation of plot 55.
- c) The first floor bathroom window in the north facing (side) elevation of plot 56.
- d) The first floor bathroom window in the east facing (side) elevation of plot 68.
- e) The first floor bathroom and landing windows in the north facing (rear) elevation of plot 122.
- f) The first floor bathroom and landing windows in the south facing (rear) elevation of plot 123.

The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the approved dwellings and existing properties in order to ensure a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. If any equipment used in the construction of the development (e.g. tower cranes, piling rigs etc.) will exceed the maximum height of the buildings hereby approved, then a scheme for the siting and operation of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to its first use on site. The scheme shall include the following details:

- a) The positioning of the equipment on the site (including OSBG grid coordinates to 6 figures each of Eastings and Northings).
- b) The equipment's height above ordnance datum.
- c) The dates that the equipment will be located on site.
- d) Emergency contact numbers for the equipment operator and site manager.
- e) Confirmation that the equipment will be operated in accordance with BS 7121 and Civil Aviation Authority Advice Note 4 'Cranes & Other Construction Issues'.

The development shall thereafter be implemented in full accordance with the details in the duly approved scheme.

Reason: In order to ensure that construction operations associated with the development do not pose any unacceptable risk to aerodrome safeguarding at Blackpool Airport in accordance with the requirements of Fylde Local Plan to 2032 policies DLF1 and T3, and the National Planning Policy Framework.

9. No above ground works shall take place until a scheme for the design, construction and drainage of all new estate roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme and the phasing shown on

drawing no. drawing no. N1176/P/PP01 Rev A before any of the dwellings to be served by that road are first occupied.

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

10. None of the dwellings hereby approved shall be first occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways to be constructed pursuant to condition 9 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

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

11. Before each dwelling hereby approved is first occupied, a scheme for the design, construction (including surface treatment) and drainage of its associated parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The parking and manoeuvring areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas in the interests of visual amenity and to ensure that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Fylde Local Plan to 2032 policies T5, GD7 and CL2, and the National Planning Policy Framework.

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), all garages (whether integral or detached) shown on drawing no. N1176/P/PL01 Rev G shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation.

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

Informative notes:

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

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in

accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. **Approved details to satisfy conditions on outline planning permission 15/0787:**

For the avoidance of any doubt, the details shown on the plans referenced below are those approved by the Local Planning Authority to satisfy the requirements of each named condition on outline planning permission 15/0787. Providing that the development is carried out in full accordance with these details (together with any additional requirements imposed by the conditions attached to this approval), the requirements of each condition will be complied with:

- **Condition 4** – Drawing no. N1176/P/SH01 Rev D.
- **Condition 10** – Drawing nos. N1176/P/DB01 Rev A and N1176/P/PP01 Rev A.
- **Condition 11** – Drawing nos. N1176/P/DB01 Rev A; N1176/P/PL01 Rev G and N1176/P/PP01 Rev A.
- **Condition 13** – Drawing nos. M3154-PA-01-V07 and N1176/P/PP01 Rev A; and documents titled “Public Open Space Landscape Management Schedules” and “Public Open Space Landscape Management Plan” by ‘Barnes Walker Limited’ (document references M3154-MS-1907-V01 and M3154-MP-1907-V01).
- **Condition 16** – Drawing nos. N1176/P/POS01 Rev C and N1176/P/PP01 Rev A; and documents titled “Public Open Space Landscape Management Schedules” and “Public Open Space Landscape Management Plan” by ‘Barnes Walker Limited’ (document references M3154-MS-1907-V01 and M3154-MP-1907-V01).

3. **Highways:**

For the purposes of condition 9 of this permission, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council’s Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 10 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

4. **Aerodrome safeguarding:**

For the purposes of condition 8 of this permission, the applicant is advised to contact the Operations Team, Blackpool International Airport, Squires Gate Lane, Blackpool, FY4 2QY (Tel: 01253 472527 or by email to safeguarding@blackpoolairport.com) at least 28 days before bringing any equipment of the type mentioned in the condition onto the site.

Item Number: 5

Application Reference:	19/0927	Type of Application:	Full Planning Permission
Applicant:	Henco International Ltd	Agent :	Peel Design Partnership Ltd
Location:	LAND ADJ, UNIT D2, CROPPER CLOSE, WESTBY WITH PLUMPTONS, BLACKPOOL, FY4 5PU		
Proposal:	CONSTRUCTION OF TWO ATTACHED (B1 B2 B8) BUSINESS UNITS WITH NEW ACCESS ROAD AND ASSOCIATED PARKING AND SERVICE YARD		

Decision

Full Planning Permission: The decision to GRANT Planning Permission is delegated to the Head of Planning and Housing, with that decision being subject to the following matters being resolved to his satisfaction:

1. The expiration of the statutory press and site notice notification period for major developments, and the consideration of any comments that may be received as a consequence of that notification.
2. The finalisation of a series of Planning Conditions that the Head of Planning and Housing considers are necessary to control the development (including any alterations as a result of the consideration of comments received), with the following being an initially suggested list:

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 15-06-S2-90
- Proposed Block Plan - Drawing no. 15-06-S2-100-D
- Proposed Elevations - Drawing no. 15-06-S2-106-E
- Proposed Floor Plan - Drawing no. 15-06-S2-102

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. 15-06-S2-106-E).

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

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

Reason: In the interests of visual amenity.

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

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

6. The car parking, unloading / area and cycle parking arrangements as indicated on the approved plan (drawing no. 15-06-S2-100-D) shall be constructed, drained, surfaced and laid out in accordance with the approved plan listed in condition 2 and shall be made available for use prior to the first occupation of either of the approved buildings. Thereafter these areas shall be retained as being available for their intended uses.

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

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

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

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

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

9. Notwithstanding the provisions of the Town & Country Planning (Use Classes Order) 1987 [as amended] and the Town & Country Planning (General Permitted Development) Order 2015 [as amended] or any other legislation that amends or re-enacts those Orders, no more than a combined total of 1000 square metres of floor area within the approved building shall be utilised for Use Class B1 and B2.

Reason: To ensure that the approved level of parking provision within the site is sufficient to meet the reasonable needs of the buildings occupiers.

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing (Drawing CFC 20001 001, Rev B, Dated Feb 2020). For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.

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

Informative notes:

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

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

Item Number: 6

Application Reference:	19/0969	Type of Application:	Advertisement Consent
Applicant:	Little Oak Properties Ltd	Agent :	
Location:	CHERRY TREE FARM, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RE		
Proposal:	ADVERTISEMENT CONSENT FOR ERECTION OF ONE NON-ILLUMINATED, DOUBLE-SIDED, POLE-MOUNTED SIGN - RETROSPECTIVE APPLICATION		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

1.
 - (i) This approval is for a period not exceeding five years from the date of this consent.
 - (ii) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (iii) No advertisement shall be sited or displayed so as to—
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - (iv) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - (v) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - (vi) Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) to be removed, the site shall be

left in a condition that does not endanger the public or impair visual amenity.

Reason: The above conditions are applicable to all applications for advertisement consent in accordance with the provisions of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

2. This permission relates to the following plans:

- Location Plan - Drawing no.A2807/PL01
- Proposed site plan and elevation plan Drawing no. A2807/PL10

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

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

Informative notes:

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

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

Item Number: 7

Application Reference:	19/0970	Type of Application:	Advertisement Consent
Applicant:	Miss Wild	Agent :	
Location:	LAND NORTHWEST OF THE JUNCTION BETWEEN BLACKPOOL ROAD AND NEW HEY LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3RL		
Proposal:	ADVERTISEMENT CONSENT FOR ERECTION OF ONE NON-ILLUMINATED FREESTANDING HOARDING SIGN WITHIN FIELD		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

1. This approval is for a period not exceeding: (i) two years from the date of this consent; or (ii) the date that the final dwelling to be constructed pursuant to planning permission 16/0554 is sold, whichever occurs first. Upon the expiration of the relevant period the whole of the advertisement (including its supporting structures) shall be removed from the site.

Reason: The applicant has specifically sought consent to display the advertisements for a shorter duration than the standard five year period permitted by Schedule 2 of the Town and

Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). This reduced time period has been taken into account in the Local Planning Authority's assessment of the application and so the condition is required to ensure consistency with this approach and the applicant's own request.

2. This consent relates to the following plan:

- Drawing no. SPL1 Rev C – Newton sign post (amended plan received 19.12.19).

Except as provided for by other conditions to this consent, the sign shall be erected in complete accordance with the approved drawings.

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

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

4. No advertisement shall be sited or displayed so as to—

- (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

7. Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Conditions 3 to 7 are applicable to all applications for advertisement consent in accordance with the provisions of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Item Number: 8

Application Reference:	19/1005	Type of Application:	Full Planning Permission
Applicant:	Mr Darnell	Agent :	Clover Architectural Design Limited
Location:	4 THE ORCHARD, SPEN LANE, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3TE		
Proposal:	1) CHANGE OF USE OF LAND TO PROVIDE EXTENSION TO GARDEN AREA INCLUDING ERECTION OF 1.8M HIGH WALL INCORPORATING TIMBER INFILL PANELS AND INTRODUCTION OF SOFT LANDSCAPING TO BOUNDARIES WITH KIRKHAM ROAD AND SPEN LANE ; 2) SINGLE STOREY SIDE EXTENSION TO DWELLINGHOUSE; AND 3) FORMATION OF ADDITIONAL HARDSTANDING AREA WITHIN FRONT GARDEN		

Decision

Full Planning Permission:- Approved subject to the revision of the existing Sn 106 Agreement in order to reduce the area of open space to be retained; and the following conditions and reasons

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 19-051 1001
- Proposed Plans and Elevations - Drawing no. 19-051 1100 Rev E
- Proposed Boundary Wall Plans - Drawing no. 19-051 6001 Rev A
- Proposed Landscaping - Drawing no. 4163-01 Rev A

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the materials used in the construction of the approved development shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.

Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in the interests of visual amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to the commencement of any above ground development on the development hereby approved a scheme to confirm the details of a hedge planting / retention and tree planting scheme for the area of land to the west of the dwelling bordering Spen Lane shall be submitted to and approved in writing. This scheme shall confirm that the existing roadside hedge is to be

retained and that additional tree planting is to be undertaken in the areas indicated as such on the site plan approved under condition 2 of this planning permission.

The approved planting scheme shall be implemented during the fits planting season (Nov-Feb) following the completion of the construction of the extension hereby approved, and shall be maintained in accordance with good arboricultural / horticultural practise thereafter.

Reason: To provide an appropriate scheme of landscaping to retain and enhance the current landscaping to this prominent corner at the heart of the village in the interests of maintaining the contribution makes to the pleasant rural character of the area. This is to accord with the requirements of Policy GD7 and ENV1 of the Fylde Local Plan to 2032.

Informative notes:

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

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by actively engaging in pre-application discussions with the applicant to try and find solutions to problems.

Item Number: 9

Application Reference:	19/1011	Type of Application:	Full Planning Permission
Applicant:	Mr Buthcher	Agent :	Clover Architectural Design Limited
Location:	PINE LODGE, THAMES STREET, NEWTON WITH CLIFTON, PRESTON, PR4 3RH		
Proposal:	DEMOLITION OF EXISTING FIRE DAMAGED DWELLING AND GARAGE AND CONSTRUCTION OF REPLACEMENT DWELLING AND DETACHED GARAGE WITH ASSOCIATED VEHICLE PARKING AND TURNING AREAS		

Decision

Full Planning Permission: Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. 1000 REV. A
- Proposed Site Plan - Drawing no. 1114 REV. B

- Proposed floor plans - Drawing no. 1100 REV. F
- Proposed Elevations - Drawing no. 1107 REV. C
- Proposed garage floor & elevation plans - Drawing no. 1108 REV. A

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

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

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

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

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

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

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

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

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

5. Prior to the first occupation of the replacement dwelling hereby approved the vehicle access, parking and turning areas shown on the approved plans shall be laid out in accordance with the approved plan and then maintained thereafter.

Reason: To secure the provision of appropriate and safe levels of parking areas as required by Policy GD7 of the Fylde Local Plan to 2032.

6. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall

comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current sylvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality in accordance with Policies GD7, ENV1 and ENV2 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

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

[CLASS VARIABLES

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

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area. In accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

1. Whilst the buildings to be demolished have been assessed as negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
2. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).