



MINUTES

Planning Committee

Date:	Wednesday, 9 October 2019
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.
Other Members:	Councillor Susan Fazackerley
Officers Present:	Mark Evans, Andrew Stell, Kieran Birch, Clare Lord, Lyndsey Lacey- Simone.
Members of the Public:	Approx 10 members of the public were in attendance during the course of the day.

Public Speaking at the Planning Committee

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

1. Declarations of Interest

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

There were no Declarations of Interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 11 September 2019 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

4. Planning matters

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

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

Information Items

5. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 23 August and 27 September 2019

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Planning Committee Minutes

09 October 2019

Item Number: 1

Application Reference:	18/0840	Type of Application:	Outline Planning Permission
Applicant:	Mr & Mrs Hill	Agent :	Cassidy + Ashton
Location:	BARNFIELD, NEW HEY LANE, NEWTON WITH CLIFTON, PRESTON, PR4 3SA		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF A PERMANENT RURAL WORKER'S DWELLING (ACCESS AND LAYOUT APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission:

The decision to approve the application was delegated to the Head of Planning and Housing, with the decision to be issued when he is satisfied that discussions with the applicant regarding the scale (height and footprint) of the dwelling have been satisfactorily concluded. These discussions are to relate to the potential revision of suggested condition 4 below, and the potential receipt of a revised site plan to confirm any revisions to the proposed dwelling.

The planning permission is to be subject to a series of conditions as follows (or as amended by the forthcoming discussions):

Suggested Conditions and Reasons

1. A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;

or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before any development takes place: the scale and external appearance of the buildings; and the landscaping of the site.

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

3. This permission relates to the following plans:

- Location Plan - Drawing no. L01
- Proposed site Plan - Drawing no. SK01 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

4. That the reserved matters submissions pursuant to this planning permission shall include no more than a single dwelling and that this shall be of a scale that offers accommodation of no more than a single storey with the layout in general accordance to that shown on the indicative Cassidy & Ashton plan (ref. no. SK01 REV. A) listed in condition 3 of this permission.

Reason: To ensure the development has an acceptable visual impact that reflects its location in the countryside as designated by Policies GD4 and GD7 of the Fylde Local Plan to 2032 and in accordance with the aims of the National Planning Policy Framework.

5. Prior to the commencement of development and notwithstanding any denotation on the approved plans samples of all materials for use in the construction of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: In the interest of securing a satisfactory overall standard of development in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. No development hereby permitted shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into the existing foul /combined sewerage systems. The development shall be completed, retained and managed in accordance with the approved details.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan Policies CL1 and CL2 and the aims of the National Planning Policy Framework.

7. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed in the Stud Farm and dog boarding business operated at Barnfield Farm, New Hey Lane, Newton (including any dependants of such a person residing with him / her), or a widow or widower of such a person.

Reason: The Local Planning Authority would not be prepared to permit the erection of a dwelling on the site unconnected with the use of the adjoining land for a stud farm and boarding dog kennel business and to preserve the character and nature of this rural area. In accordance with Policies GD4, GD7, H6 and ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework

8. Within two months of the first occupation of the approved dwelling the existing residential accommodation provided in the mobile home unit on site shall cease and this shall have been removed from the site and the land re-instated to the satisfaction of the Local Planning

Authority.

Reason: The Local Planning Authority would not be prepared to permit additional residential accommodation on the site. In the interests of preserving the character and nature of the rural area, in accordance with Policies GD4, GD7, H6 and ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

9. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E, G and H of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: In the interests of visual amenity in the countryside and in order to prevent overdevelopment of the site in accordance with the requirements of Policies GD4, GD7 and ENV1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

Informative notes:

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

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

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

Item Number: 2

Application Reference:	19/0167	Type of Application:	Full Planning Permission
Applicant:	Mr McCormack	Agent :	PWA Planning
Location:	BOUNDARY ROAD INDUSTRIAL ESTATE, LYTHAM ST ANNES, FY8 5LT		
Proposal:	ERECTION OF 12 NO. COMMERCIAL UNITS (B1/B8 USE), ENLARGEMENT OF HARDSTANDING AREA TO PROVIDE PARKING FOLLOWING DEMOLITION OF EXISTING BUILDING		

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 / consent relates to the following details:

Approved plans:

- Location Plan – EAD_001_300
- Proposed Site Plan – EAD_001_303 Rev S3
- Proposed Elevations – EAD_001_305 Rev S1
- Proposed Plans – EAD_001_304
- Landscape Layout – 3120 drawing number 103 Rev B
- Planting Plan – 3210 drawing number 201 Rev B
- Swept Path Analysis – H3030/02
- Tree retention and protection plan – 3120 drawing number 102 Rev A
- Existing plan and elevations – EAD_001_301
- Existing site plan – EAD_001_302

Reason: To provide clarity to the permission.

3. No above ground development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the materials of construction result in a development that has a satisfactory appearance in accordance with Policy GD7 of the Fylde Local Plan to 2032.

4. The off street parking spaces and manoeuvring areas as shown on approved site plan EAD_001_301 Rev S3 shall be surfaced, drained, and marked out in accordance with the details on that plan prior to the units they are to serve being first available for use. These areas shall thereafter be retained as available for their intended purpose at all times.

Reason: In the interests of highway safety and amenity as required by Policy GD7 of the Fylde Local Plan to 2032.

5. Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted and approved in writing by Local Planning Authority in consultation with the Highway Authority. The CTMP shall include details of:

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials used in the construction of the development;
- c. Storage of such plant and materials;
- d. Wheel washing facilities;
- e. 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)
- f. Routes to be used by vehicles carrying plant and materials to and from the site;
- g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

h. Hours of demolition and construction.

Reason: In the interests of road safety and the amenities of the area.

6. 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. 18.462, Dated January 2019, prepared by Reford Consulting Engineers Limited). Surface water will drain to the nearby watercourse via the existing private drainage. 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.

7. Prior to the commencement of development a scheme for the disposal of foul and surface water for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems and shall drain away from the railway line. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: In order to ensure adequate and proper drainage of the site.

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

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

c) Means of access for maintenance and easements where applicable.

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

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

9. Work shall only take place within the units hereby approved between the hours of 7am and 8pm Monday to Saturday and 9am to 4pm on Sundays.

Reason: In the interests of residential amenity.

10. The whole of the landscape works, as shown on approved landscaping layout (3120 103 Rev B) and Planting Plan (3120 201 Rev B) shall be implemented and subsequently maintained for a period of 10 years prior to first occupation of any of the units. 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 syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. 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.

11. Prior to any above ground development detail of tree planting pits and maintenance of the approved landscaping layout (3120 103 Rev B) and Planting Plan (3120 201 Rev B) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

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: 3

Application Reference: 19/0486	Type of Application: Full Planning Permission
Applicant: Hannan	Agent : PLANNING PROBLEMS SOLVED
Location: PATHWAYS, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RJ	
Proposal: RESIDENTIAL DEVELOPMENT OF FIVE DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (INCLUDING FOUL WATER TREATMENT PLANTS AND ATTENUATION POND) FOLLOWING DEMOLITION OF EXISTING BUNGALOW AND ALL OTHER BUILDINGS - RESUBMISSION OF APPLICATION 19/0205	

Decision

Full Planning Permission: - Granted (with an amendment to condition 4 to that in the agenda papers to explicitly require the retention of a landscaped area to the road frontage)

Conditions and Reasons

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

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

2. This permission relates to the following plans:

Drawing no. 75-103 Rev B – Location plan.
Drawing no. 75-100 Rev F – Proposed site layout.
Drawing no. 75-102 Rev A – Plans and elevations, plots 1, 2, 4 & 5.
Drawing no. 75-101 Rev A – Plans and elevations, plot 3.
Drawing no. NCR/JC/PATH/Lscp 02 Rev C – Revised landscaping scheme.
Drawing no. NCR/JC/PATH/East. Prop. Rev C – Part eastern boundary extract – as proposed.

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. All existing buildings and associated appurtenances falling within the red line boundary shown on drawing no. NCR/JC/PATH/Ex. Site Rev B shall be demolished in their entirety and removed from the site before any of the dwellings hereby approved are first occupied.

Reason: The development has been permitted on the basis that it involves the complete redevelopment of the site for a new use which would have no greater impact on the Area of Separation in comparison to the existing use. Accordingly, all existing buildings connected with the present use must be removed from the site to allow and justify the site's redevelopment for the replacement residential use. The removal of existing buildings and associated appurtenances before any of the dwellings are first occupied is also required in order to avoid

conflicts between the existing and proposed uses that would arise if they were to co-exist simultaneously (i.e. if the development were to be carried out in a piecemeal fashion) so as to ensure a high standard of amenity for future occupiers. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3 and GD7, and the National Planning Policy Framework.

4. None of the dwellings hereby approved shall be first occupied until a scheme for the restoration of the whole of the vehicle parking area located to the northwest side of the site access (the extent of which is identified by blue hatching on drawing no. NCR/JC/PATH/Lscp 02 Rev C) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:
 - a) The cessation of the existing land use within that area and the removal of all existing hardstanding, vehicles, advertisements and any other appurtenances connected with that use.
 - b) The restoration of the land to open greenspace, including details of all surface treatment and landscaping works, means of enclosure and, where necessary, a schedule of the type, species, siting, planting distances and a programme of planting of any trees, hedges and shrubs; and
 - c) A timetable for implementation.

The duly approved restoration scheme shall be carried out in accordance with the details and timetable contained therein, and shall be completed in full before any of the dwellings hereby approved are first occupied, and then maintained in accordance with approved restoration scheme thereafter.

Reason: To ensure that existing ancillary land uses connected within the current use of the site (which fall within the applicant's ownership, but outside the boundary of the development site) cease and that the affected areas are treated in a manner which is sympathetic to their countryside setting in order to provide enhancements to the landscaping of the site which would offset the development's visual impact on the surrounding landscape and Area of Separation, and to ensure that existing land uses adjoining the proposed development do not adversely affect the amenity of future occupiers of the approved dwellings as a result noise disturbance, poor outlook or any other nuisance. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3, GD7 and ENV1, and the National Planning Policy Framework.

5. Before the dwelling on plot 3 hereby approved is first occupied, a scheme for the retention of the existing floodlights surrounding the manège to the western end of the site (the extent of which is identified by yellow hatching on drawing no. NCR/JC/PATH/Lscp 02 Rev C) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) An assessment of the effects of the existing floodlighting on surrounding occupiers (both existing and proposed, having particular regard to the future occupiers of the dwelling on plot 3) including an analysis of existing luminance levels and light spillage arising from the current floodlighting.
 - b) Details of any measures to mitigate the effects of the light spillage towards surrounding land uses (both existing and proposed) including, where necessary, modifications to the height of the existing lighting columns, the angle of installation for the floodlights and any hoods or shields to be fitted to them.
 - c) Details of the times when the floodlights will and will not be switched on.

The duly approved scheme shall be implemented in accordance with the details contained therein before the dwelling on plot 3 is first occupied, and all floodlights associated with the manège shall be maintained and operated as such thereafter.

Reason: To ensure that future occupiers of the dwelling on plot 3 located adjacent to the existing manège do not experience unacceptable effects on their amenity as a result of light pollution in order to ensure a high standard of amenity for future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. 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 details.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting 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.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no windows or doors shall be installed in any of the buildings hereby approved unless and until details of their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile have first been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting 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.

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the dwellings hereby approved shall be constructed in accordance with the finished floor levels shown on drawing no. 75-100 Rev F.

Reason: To ensure a satisfactory relationship between the proposed development and surrounding buildings, and between the approved dwellings, in the interests of ensuring 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.

9. No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) A survey of the extent, scale and nature of contamination;
- b) An assessment of the potential risks to:
 - Human health;
 - Property (existing or proposed) including buildings, crops, livestock, pets, Woodland, and service lines and pipes;
 - Adjoining land;

- Groundwater and surface waters;
 - Ecological systems; and
 - Archaeological sites and ancient monuments.
- c) Where necessary, an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

10. No above ground works shall take place until a scheme for the disposal of foul and surface water from the development 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:

- a) Separate systems for the disposal of foul and surface water;
- b) An investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- c) Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- e) Details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and shall be managed and maintained as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

11. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the dwellings hereby approved shall be first occupied until details of the siting, height, design, materials and finish of boundary treatments for each plot have been 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 dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Framework.

12. All the means of enclosure and additional/extended areas of hardstanding (including those required to maintain existing means of vehicular and/or pedestrian access) to be constructed along the shared boundary with the property known as "Longacres" shall be constructed and made available for use in accordance with the details shown on drawing nos. NCR/JC/PATH/East. Prop. Rev C and 75-100 Rev F before any works to modify the existing internal access road through the site first take place. The duly constructed means of enclosure and additional/extended areas of hardstanding shall be retained as such thereafter.

Reason: To maintain a safe and suitable means of access to Longacres both during and after the construction period before any works to alter the existing internal access road take place and to provide an appropriate boundary treatment to screen the development from existing occupiers in interests of the privacy of neighbouring residents in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

13. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the site set out in the following plans and documents shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the approved details:

- Drawing no. NCR/JC/PATH/Lscp 02 Rev C – Revised landscaping scheme.
- Document titled "Landscaping – Planting information".
- Document titled "Tree planting & digging of tree pits".
- Document titled "Proposed scheme of landscape maintenance".
- Document titled "Planting specification & maintenance".

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

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

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

- a) Hours of work for site preparation, delivery of materials and construction;
- b) Arrangements for the parking of vehicles for site operatives and visitors;
- c) Details of areas designated for the loading, unloading and storage of plant and materials;
- d) Arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) Times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) Routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;

- h) Measures to control the emission of dust and dirt during construction;

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

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

15. No above ground works shall take place until a scheme for the design, construction specification and drainage of the site access (the layout of which is shown on drawing no.75-100 Rev F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 2.4 metres x 80 metres in both directions at the junction of the site access with Blackpool Road. The site access shall be constructed in accordance with the duly approved scheme and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as "Longacres" is maintained at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 0.6 metres in height.

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

16. No above ground works shall take place until a scheme for the siting, layout, design and construction specification of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- a) The provision of a pedestrian refuge within the carriageway of Blackpool Road. The location of the pedestrian refuge should allow for the future creation of a right turn facility into the site from Blackpool Road.

The highway improvement works in the duly approved scheme shall be implemented and made available for use before any of the dwellings hereby approved are first occupied.

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

17. No above ground works shall take place until a scheme for the design, construction specification, surface treatment and drainage of: (i) the proposed estate road (including associated footways); (ii) the extended vehicle access into the property known as "Longacres"; and (iii) all other hard landscaped areas within the site (as shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C), has been submitted to and approved in writing by the Local Planning Authority. The feature described in (ii) shall be constructed and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as "Longacres" is maintained at all times, and the

features described in (i) and (iii) shall be constructed and made available for use before any of the dwellings hereby approved are first occupied, all in accordance with the details in the duly approved scheme.

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 vehicle access, circulation and manoeuvring 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.

18. None of the dwellings hereby approved shall be first occupied unless and until a scheme for the future management and maintenance of the estate road and associated footways shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out arrangements for adoption of the estate road by an appropriate public body or statutory undertaker, or management and maintenance by a private management company. The estate road and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that suitable arrangements are put in place for the future management and maintenance of communal areas intended to provide access to the development, to ensure that a safe and suitable means of access to the site is maintained for all users in the interests of highway safety, and to safeguard the amenity of future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

19. The car parking spaces for each dwelling shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C shall be laid out and made available for use in accordance with the details shown on the approved plan before each associated dwelling is first occupied. The duly constructed parking spaces shall be retained as such thereafter for the parking of vehicles.

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

20. If all the existing buildings on the site that are to be removed as part of the development (the locations of which are shown on drawing no. NCR/JC/PATH/EX. Site Rev B) have not been demolished by 30 April 2020 (and/or where demolition of each building in question has not already commenced), then no demolition works shall take place unless and until further survey(s) have been undertaken to establish whether the existing buildings on the site are utilised by bats and the results submitted to and approved in writing by the Local Planning Authority. If those surveys establish such a use, then 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 the siting and design of habitat compensation and enhancement measures) 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 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 shall be retained as such thereafter.

Reason: The existing bat surveys undertaken are valid for a limited period of time. In the event that development is delayed, further surveys are required to establish whether habitats on the site which are potentially suitable to support bats are (or have become) used by these species

since the initial surveys were carried out. If the additional surveys reveal that such a presence has become established, then there will be a requirement 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 in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

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

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

22. No development shall take place until a survey to determine whether any invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) are present on or in close proximity to the site has been submitted to and approved in writing by the Local Planning Authority. If the survey identifies the presence of any invasive plant species on or within 7 metres of the site a method statement detailing avoidance, control and eradication measures for the invasive species in question shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall thereafter be carried out in full accordance with the duly approved method statement.

Reason: To avoid the spread and ensure the satisfactory treatment and disposal of invasive plant species during site preparation works before any development commences in accordance with the requirements of Fylde Local Plan to 2032 policies GD9 and ENV2, and the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

23. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C 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), none of the dwellings hereby approved shall be altered or extended, and no buildings or structures shall be erected within their curtilage.

Reason: The development has been permitted within the Area of Separation on the basis that the site's redevelopment for housing would have no greater impact on the function and purposes of designating land within the Area of Separation in comparison to the existing development. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of large extensions, alterations to roofspace and/or the erection of large outbuildings within garden areas of the dwellings in order to ensure that such development would not undermine the function and purposes of the Area of Separation in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and H7.

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. With reference to conditions 16, 17 and 18 of this permission, and before any development commences, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any section 38 and/or section 278 agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works within the adopted highway.

Item Number: 4

Application Reference:	19/0516	Type of Application:	Full Planning Permission
Applicant:	LYTHAM ST ANNES ISLAMIC SOCIETY	Agent :	ntjdesign
Location:	11 MOORLAND ROAD, LYTHAM ST ANNES, FY8 3TD		
Proposal:	CHANGE OF USE FROM SHOP (CLASS A1) WITH RESIDENTIAL FLAT ABOVE TO COMMUNITY, RECREATIONAL AND RELIGIOUS EDUCATION USE. REPLACEMENT OF EXISTING SHOP FRONT WITH UPVC AND FASCIA TO BE REPAIRED AND PAINTED WHITE.		

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
- Proposed Plans - Drawing no. A1027/2 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 the controls imposed by the other conditions to this permission, the premises shall only be used as a 'community, recreational and educational centre' as set out in the supporting documents with the application hereby approved, with this use only undertaken at the premises between the hours of 7am and 11pm on any day.

Reason: In the interests of preserving the residential amenity of nearby occupiers to ensure compliance with Policy GD7 of the Fylde Local Plan to 2032.

4. There shall be no group prayers or worship at the premises hereby approved other than between the hours of 12 noon and 2 pm on Fridays.

Reason: To protect the amenities of the area in accordance with Policy GD7 of the Fylde Local Plan to 2032

5. There shall be no group education or lessons at the premises hereby approved other than between the hours of 9am to 6pm on Saturday and Sundays.

Reason: To protect the amenities of the area in accordance with Policy GD7 of the Local Plan to 2032

6. There shall be no amplified music or any other form of any amplification at any time in the premises hereby approved at a level that is audible outside the premises.

Reason: To protect residential amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032.

7. Prior to the first use of the premises hereby approved the car parking spaces and manoeuvring areas shown on approved plan A1027/2 B shall be laid out and thereafter maintained.

Reason: To ensure the provision of an appropriate level and layout of parking areas as required by Policy GD7 of the Fylde Local Plan to 2032.

8. Prior to the first use of the premises hereby approved the cycle parking shown on approved plan A1027/2 B shall be provided and thereafter maintained.

Reason: To provide facilities that encourage the use of alternative forms of transport to the site other than the private car in accordance with Policy GD7 of the Fylde Local Plan to 2032.

9. Any gates and associated mechanisms shall be located outside the adopted highway and the gates shall have physical restraints to prevent the gates from opening onto the adopted highway.

Reason: To ensure the adopted highway is not obstructed by any gates which may be installed at the site as these would present a hazard to other road users

10. Prior to first occupation of the premises hereby approved full details of the replacement trees shown on approved plan A1027/2 B shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the species, specification, planting time and maintenance regime for the trees. The approved trees shall be planted and thereafter maintained in accordance with the approved schedule.

Reason: In the interests of the visual amenities of the area as required by Policy GD7 of the Fylde Local Plan to 2032.

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

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

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

Item Number: 5

Application Reference:	19/0590	Type of Application:	Full Planning Permission
Applicant:	Road Safety Services Limited	Agent :	Leith Planning Limited
Location:	BRACKENWOOD NURSERIES LTD, BRADSHAW LANE, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HQ		
Proposal:	CHANGE OF USE OF LAND AND BUILDINGS FROM GARDEN CENTRE (USE CLASS A1) TO PROVIDE EXTENSION OF ROAD SAFETY SERVICES DEPOT (USE CLASSES B1 AND B8) INCLUDING DEMOLITION OF THREE EXISTING BUILDINGS AND RECONFIGURATION OF EXTERNAL PARKING AND STORAGE AREAS		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

Drawing no. GL281D – 05 – Existing and proposed 1:500 plans

Drawing no. GL281E/02 – 1:500 site plan proposed.
Drawing no. 001 C – Landscaping general arrangement.
Drawing no. GL281E/04 – 1:1250 proposed.

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. There shall be no external storage of any plant, equipment, materials or other appurtenances associated the use hereby permitted outside the area edged purple on drawing no. GL281E/04.

Reason: To limit the area of the site that can be used for external storage in order to minimise the visual effects arising from external storage on the character and appearance of the area and adjoining open countryside in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and ENV1, and the National Planning Policy Framework.

4. Any plant, equipment, materials or other appurtenances associated the use hereby permitted that are stored within the area edged purple on drawing no. GL281E/04 shall not exceed 3 metres in height (including through the stacking of equipment and/or storage in racks).

Reason: To limit the height at which equipment can be stored on the site in order to minimise the visual effects arising from external storage on the character and appearance of the area and adjoining open countryside in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and ENV1, and the National Planning Policy Framework.

5. The soft landscaping scheme shown on drawing no. 001 Rev C shall be carried out during the first planting season after the use hereby permitted first takes place and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development is adequately screened from areas of adjoining open countryside in order to minimise its visual impact and to provide biodiversity enhancements as part of the scheme in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2, GD4 and GD7, and the National Planning Policy Framework.

6. If any external lighting is to be installed on the building(s) and the external areas of the site, a scheme including details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any shields or hoods to be fixed to the lights shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. The use hereby permitted shall not take place unless and until a scheme for the creation of a site-specific access system for vehicles visiting the site has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall follow the strategy set out in paragraph 3.2.2 of the Transport Statement by NTP (document reference

jgv/19022/TS/v1) dated July 2019 by providing for:

- (i) The use of the eastern access as a means of both ingress and egress for cars and Light Goods Vehicles;
- (ii) The use of the eastern access as a means of egress only for Heavy Goods Vehicles; and
- (iii) The use the western access as a means of ingress only for Heavy Goods Vehicles, and shall include details of any physical restraints, signage and ground markings that are to be put in place to facilitate the operation of the site-specific access system.

The duly approved scheme shall thereafter be implemented in full before the use hereby permitted first takes place, and shall be retained as such thereafter.

Reason: To ensure the provision of a safe and suitable means of access to the site for all users and because the geometry and limited visibility available at the western access is unsuitable to allow vehicle egress from the site. The condition is therefore required in the interests of highway safety in accordance with the objectives of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. All car parking spaces and vehicle manoeuvring areas shown on drawing no. CL281E/04 shall be laid out and made available for use in accordance with the details shown on the approved plan before the use hereby permitted first takes place. The duly constructed parking spaces and vehicle manoeuvring areas shall be retained as such thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway and to ensure sufficient space for vehicle circulation within the site in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, foul and surface water from the development shall be disposed of in accordance with the drainage strategy set out in chapters 6, 7 and Appendix F of the document titled "Level 1 FRA & Drainage Strategy" by JPC Environmental Services (document reference IE19/050/DS) dated 18.07.19. All drainage infrastructure described in the aforementioned document shall be fully installed and made available for use before the use hereby permitted first takes place, and shall be 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 Fylde Local Plan to 2032 policies CL1 and CL2 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.