



MINUTES

Planning Committee

Date:	Wednesday, 22 June 2022
Venue:	Town Hall, St Annes.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Peter Collins, Gavin Harrison, Kiran Mulholland, Jayne Nixon, Liz Oades, Heather Speak, Ray Thomas, Stan Trudgill, Viv Willder.
Officers Present:	Ian Curtis, Andrew Stell, Lyndsey Lacey-Simone.
Members of the Public:	1 member of the public attended the meeting.

Public Speakers

There were no registered speakers.

Procedural Items

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 interests on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 8th June 2022 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitutions were reported under Council Procedure Rule 24:

Councillor Peter Collins substituted for Councillor Linda Nulty.

Councillor Viv Willder substituted for Councillor David O'Rourke.

Decision Items

4. Planning Matters

The Committee considered the report of Mark Evans (Head of Planning) which set out the various planning applications. A copy of the Late Observations Schedule was circulated prior to the meeting.

Information Items

The following information item was received and noted by the Committee.

5. List of Appeals Decided

This information report provided details of appeal decision letters that had received between 6th May and 10th June 2022.

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Item Number 1

Application No:	21/0293	Application Type:	Full Planning Permission
Applicant:	Mrs Murdoch	Agent:	Mr Abbott-Hull
Location:	BANKFIELD LODGE, POOL FOOT LANE, SINGLETON, POULTON-LE-FYLDE, FY6 8LZ		
Proposal:	ERECTION OF ONE DETACHED DWELLING WITH DETACHED GARAGE (PART RETROSPECTIVE).		
Ward:	Singleton and Greenhalgh	Parish:	Singleton

Decision

Authority to Grant Planning Permission is delegated to the Head of Planning, with the decision to be made when he is satisfied that the applicant has provided satisfactory details over the intended landscaping and ecological mitigation for the development, and to be subject to a series of planning conditions that he is authorised to finalise based on the following suggestions.

Suggested Conditions

1. This permission relates to the following plans:

- Location plan - Drawing no. 2076_LOC
- Proposed site plan - Drawing no. 2076_11S REV. H
- Proposed ground and first floor plan and elevations (north and west) - Drawing no. 2076_110 REV. M
- Proposed second floor and roof plan and elevations (south and east) - Drawing no. 2076_111 REV. M
- Proposed retaining wall elevations and front boundary wall and gates elevation plan - Drawing no. 2076_310 REV. C
- Proposed surface water drainage plan - Drawing no. 2076_11D 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.

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external materials of the development shall be constructed in accordance with the materials detailed on drawing no. 2076_110 REV. M and listed in condition no. 1 (approved plans) of this permission and the Materials Schedule dated 13/04/2022 REV. B.

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

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3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the surface water and foul drainage for the site shall be carried out in accordance with the surface water drainage plan - Drawing no. 2076_11D REV. A prepared by AbbotHull. For the avoidance of doubt no surface or foul water will be permitted to drain directly or indirectly into the public sewer. The duly approved scheme shall be completed in accordance with the approved details before the dwelling hereby approved is first occupied and retained thereafter for the lifetime of the development.

Reason: To ensure that adequate measures are put in place for the disposal of surface water in accordance with Policies CL1 and CL2 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

4. The gatehouse building shall only be occupied for purposes that are ancillary to the occupation of the dwelling known as Bankfield Lodge, Pool Foot Lane as a single residential dwelling. This building shall not be sold, sublet or otherwise occupied independently of the main dwelling as a separate unit of residential accommodation.

Reason: To preserve the character and appearance of the area, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and to achieve a high standard of amenity for existing and future occupiers in accordance with the requirements of policies GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review), and the National Planning Policy Framework.

5. No clearance of trees and shrubs in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

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

6. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development)(England) Order 2015, or any equivalent order following the revocation and re-enactment thereof (with or without modification), the garage hereby approved 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 in the interests of highway safety and to ensure a sympathetic relationship and satisfactory levels of amenity between neighbouring dwellings; in accordance with the requirements of Policies T5 and GD7 of the Fylde Local Plan to 2032 (incorporating Partial Review) and the aims of the National Planning Policy Framework.

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7. The retained trees, either individually or, where appropriate, as groups, will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) as identified on the approved site plan drawing no. 2076_11S REV. G and using the tree protection barrier shown on drawing no. ref. AH/AJA/110713. Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any excavation;
- The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

8. 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. 2076_11S REV. G shall be carried out during the first planting season that occurs, after the dwelling is first occupied.

The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the duly approved Landscape and Ecological Management Plan by Sambrook Associates Ltd dated 29/03/2022. 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 its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

9. Unless an alternative scheme and timetable for the incorporation of biodiversity enhancement measures into the development has first been submitted to and approved in writing by the Local Planning Authority, the measures identified within the Landscape and Ecological Management Plan by Sambrook Associates Ltd reference R_001 Version V3 dated 18 May 2022 shall be undertaken, measures installed, and enhancements maintained in accordance with the stated timescales:

The duly installed biodiversity enhancement measures shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

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10. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, the dwelling shall not be occupied until details of the siting, height, design, materials and finish of all boundary treatments within the development have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in full accordance with the duly approved details before the dwelling is first occupied, and shall be retained as such thereafter.

Reason: To achieve clear demarcation of public and private areas 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.

11. 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), the dwelling hereby approved shall not be altered or extended, and no buildings or structures shall be erected within its curtilage.

Reason: The development has been permitted within the Countryside Area on the basis that the replacement dwelling would have no greater impact on the function and purposes of designating land within the Countryside Area 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 of the replacement dwelling in order to ensure that such development would not undermine the function and purposes of the Countryside Area in accordance with the requirements of Fylde Local Plan to 2032 policies GD4 and H7.

Informative(s)

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.

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Item Number 2

Application No:	21/0652	Application Type:	Change of Use
Applicant:	Miss Ohara	Agent:	Mrs Lawrenson
Location:	LAND TO EAST OF BUSH LANE / WEST OF NAZE LANE INDUSTRIAL ESTATE, BUSH LANE, FRECKLETON, PRESTON, PR4 1UH		
Proposal:	CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN USE, ERECTION OF SINGLE STOREY BUILDING PROVIDING 10 STABLES, TACK STORE, FEED STORE, SHOWER AND OTHER SUPPORTING FACILITIES FOR PRIVATE EQUESTRIAN USE, FORMATION OF HARDSTANDING AREAS, AND FORMATION OF SAND PADDOCK WITH LIGHTING ON 6 X 3M HIGH COLUMNS		
Ward:	Freckleton West	Parish:	Freckleton

Decision

Granted

Conditions

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 and documents:

- Location Plan - Stanfords VectorMap
- Elevation Plans, Floor Plan, Site Plan, Lighting Detail, Muck Trailer Details, Cross Section Detail of Hardstanding, Cross Section Detail of Sand Paddock - Drawing no. ML/OH/6007
- SuDS drainage scheme submitted 3rd March 2022
- Cross Section of Arena Base Construction drawn by Andrews Bowen Ltd
- Drainage Layout drawn by Andrew Bowens Ltd
- Design & Access Statement dated 7th July 2021
- Bird Hazard Risk Assessment and Management Plan - produced by envirotech
- Shadow Habitat Regulations Assessment - produced by envirotech
- Flood Risk Assessment produced by ML PL Planning Consultancy Ltd dated 2nd August 2021

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

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

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3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans listed in condition 2 of this permission.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the host building and surrounding area in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032, (incorporating Partial Review) Policy GD7 and the National Planning Policy Framework.

4. The stables and paddock hereby approved shall be for private use only and shall not be used for any commercial purpose, including as a livery business.

Reason: To limit the potential for any significant increase in additional vehicle movements and traffic generation associated with the use due to the limited capacity of the site access to accommodate increased vehicular traffic in the interests of highway safety in accordance with Fylde Local Plan to 2032, (incorporating Partial Review) Policy GD7 and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, surface and foul water from the development hereby approved shall be disposed of in accordance with the drainage strategy shown in the following documents

- SuDS drainage scheme submitted 3rd March 2022
- Cross Section of Arena Base Construction drawn by Andrews Bowen Ltd
- Drainage Layout drawn by Andrew Bowens Ltd

All drainage infrastructure shown on the aforementioned plans shall be fully installed and made available for use before the equestrian use starts, 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, (incorporating Partial Review) Policies CL1 and CL2 and the National Planning Policy Framework.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, any external lighting on the site shall be installed in accordance with the lighting scheme indicated on drawing no. ML/OH/6007. No other lighting shall be installed on the site unless a scheme including details of: (i) its position and height on the site; (ii) its spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights, has been submitted to and approved in writing by the Local Planning Authority prior to its installation.

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, (incorporating Partial Review) Policy GD7 and the National Planning Policy Framework.

7. The stables hereby approved shall not be brought into use until the muck trailer shown on drawing no. ML/OH/6007 is provided in accordance with the details indicated on the approved plans and made available for use. The muck trailer shall thereafter be made available for use whenever the stables are in use and shall be emptied regularly so that it provides an effective storage and disposal solution for the manure and other waste generated at the site.

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Reason: In order that appropriate facilities are provided for the storage and removal of waste at the site in the interests of the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032, (incorporating Partial Review) 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 mitigation identified in the Bird Hazard Management Plan, produced by envirotech, shall be implemented during construction and strictly adhered to thereafter.

Reason: To minimise the potential of the works approved to provide a habitat desirable to hazardous large and/or flocking birds which have the potential to pose a considerable hazard to aviation safety which is exacerbated by the proximity of BAE Warton in accordance with the requirements of Fylde Local Plan to 2032, (incorporating Partial Review) Policy T2 and the National Planning Policy Framework.

9. Prior to the commencement of any development the existing site access shall be improved by the provision of a solid surface for at least a 5m length into the site when measured from the edge of the carriageway, and the trimming back of any overhanging vegetation so visibility splays of 2.4m x 40m in both directions are available. The site access and associated visibility shall be retained free of any obstructions at all times thereafter.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works 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. Any access gates that are to be installed at the site entrance are to be set back from the carriageway by at least 5m and are to be designed so that they open into the site only and not to overhang or obstruct the adopted highway.

Reason: To ensure that permanent access to the site is maintained at all times in order to prevent vehicles accessing the site from causing an obstruction to traffic travelling along Bush Lane in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032, (incorporating Partial Review) Policy GD7 and the National Planning Policy Framework.

11. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, before the stables are first used a soft landscaping scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, size, species, siting, planting distances/densities and the programme of planting of trees, hedges and shrubs.

The duly approved soft 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 rural area and to provide biodiversity enhancements in accordance

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with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

Informative(s)

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. Crane Height Safety Note

The developer is advised that in the event that the construction of the development hereby approved is to be undertaken using a crane that exceeds a height of 10m above ground level to the tip of any jib or other point, then the details of the dates that the crane is to be present at site, its specific location within the site, and the specific timing that it is to be extended above that height are to be provided to the Ministry of Defence no less than 28 days before its arrival at site. This is to ensure that air safety is not compromised by this activity. Contact: DIO-safeguarding-statutory@mod.gov.uk

3. Potential Aircraft Disturbance Note

The application site is located close to an aerodrome. The owner/occupant should be made aware that aircraft may be seen and heard operating in the area and that aircraft may overfly the site. The mitigation of noise and disturbance in external areas may not be possible. Future owners/occupants should also be made aware that aircraft types, flight paths and ground-based activity can vary over time and this may cause disturbance.

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Item Number 3

Application No:	22/0231	Application Type:	Householder Planning Application
Applicant:	Mr Schreiber	Agent:	Mr Schreiber
Location:	1 TITHEBARN TERRACE MILL LANE STAINING BLACKPOOL LANCASHIRE FY3 0BL		
Proposal:	1) FIRST FLOOR, TWO STOREY AND SINGLE STOREY SIDE EXTENSIONS; 2) SINGLE STOREY REAR EXTENSION; AND 3) FRONT PORCH		
Ward:	Staining and Weeton	Parish:	Staining

Decision

Granted

Conditions

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:

- Proposed Plans, Elevations and isometric - Drawing no. MILL/001B

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 on the external surfaces of the development shall match those of the existing dwelling in terms of type, colour, texture and scale.

Reason: To ensure the use of appropriate materials which are compatible with the character of the host building and the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative(s)

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

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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.

Item Number 4

Application No:	22/0341	Application Type:	Full Planning Permission
Applicant:	FYLDE COUNCIL	Agent:	MR ANDY WOLFE
Location:	NORTH BEACH WINDSPORTS CENTRE CLIFTON DRIVE NORTH LYTHAM ST ANNES LANCASHIRE FY8 2PP		
Proposal:	1) RECONFIGURATION AND CHANGE OF USE OF EXISTING WINDSPORTS CENTRE & CAFE BUILDING TO USE AS WINDSPORTS CENTRE, CAFE AND RANGER BASE. 2) SCHEDULE OF ASSOCIATED WORKS TO INCLUDE ALTERATIONS TO WINDOWS AND DOORS, INSTALLATION OF EXTRACT & INLET VENTILATION TO CAFE KITCHEN, REPLACEMENT OF EXISTING EXTERNAL DECK WITH NEW EXTENDED DECK, AND FORMATION OF ACCESS RAMP AND ACCESS FOOTPATH		
Ward:	St Leonards	Parish:	St Anne's on the Sea

Decision

Authority to Grant Planning Permission is delegated to the Head of Planning, with the decision to be made when he is satisfied that:

- 1) the applicant has provided a professional assessment over the potential implications of the development on the SSSI and any other ecological designations around the site that could be directly or indirectly affected by the development
- 2) the consultation views of Natural England have been sought and received on this information
- 3) the Head of Planning is satisfied that the ecological implications of the development have been appropriately considered and any necessary mitigation can be secured
- 4) any Habitat Regulation Assessment that may be required has been produced, and can be formally adopted by Fylde Council as competent authority
- 5) a schedule of appropriate and necessary planning conditions is finalised based on the following suggestions.

Suggested Conditions

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:

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- Location Plan - Drawing 21-22 PL01 Rev A
- Proposed Site Plan - Drawing 21-22 PL04 Rev A
- Proposed Layout Plan - Drawing 21-22 PL05 Rev A
- Proposed External Deck Details - Drawing 21-22 PL06
- Proposed Elevations - Drawing 21-22 PL08

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 of development shall take place until samples or full details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

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

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order revoking and re-enacting that Order, with or without modification) the premises shall only be used as a mixed use of windsports centre, cafe and coastal ranger station and for no other purpose (including any other use falling within Class E of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument amending or replacing that Order). Furthermore the extent of the individual uses set out in this condition shall only be undertaken from the areas of the building that are identified as being for that use on the approved layout plan as listed in condition 2 of this planning permission.

Reason: To ensure that the future use of the premises is limited to one which remains compatible with its specific coastal location and does not have any adverse amenity impacts upon the occupiers of nearby dwellings; and to preserve the vitality and viability of neighbouring centres by preventing the building being changed to a main town centre use without the application of the sequential test in accordance with the requirements of policies GD7, EC5 and T5 of the Fylde Local Plan to 2032, and the National Planning Policy Framework.

5. The cafe element of the uses hereby permitted shall only be open for trade or business between the hours of 9am and 9pm on any day. At no time shall there be any live music played or amplified music broadcast on the decking area

Reason: To limit the potential for noise generation at times when surrounding occupiers would reasonably expect to be undisturbed and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding properties in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

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6. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that appropriate mitigation measures are put in place to safeguard the nature conservation interest of the adjacent habitat during the construction period before any development takes place in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

7. No development shall take place until a method statement detailing the reasonable avoidance measures to be put in place to avoid and/or minimise any impacts on the habitat and wildlife associated with that habitat that surrounds the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the reasonable avoidance measures identified in the duly approved method statement.

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 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).

8. Prior to the commencement of any development a scheme for the provision of ecological mitigation and enhancement measures shall be provided and be approved in writing by the local planning authority. The scheme shall include:

- a) Details of the area, siting, size and design of all ecological mitigation and enhancement measures and features to be introduced as part of the development.
- b) Details of how the measures and features in a) will enhance biodiversity opportunities on the site and to which species these will be targeted.
- c) A timetable and phasing plan for the introduction of the measures and features set out in a).
- d) Details for the ongoing management and maintenance of the measures and features set out in a).

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The approved ecological mitigation and enhancement measures shall be provided in accordance with the details and timetable contained within the duly approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements and mitigation in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

Informative(s)

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.