



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 4 September 2019
<b>Venue:</b>	Town Hall, St Annes.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Chris Dixon, Noreen Griffiths, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Officers Present:</b>	Ian Curtis, Kieran Birch, Andrew Stell, Mathew Taylor, Lyndsey Lacey- Simone.
<b>Members of the Public:</b>	Approx 12 members of the public were in attendance during the course of the day.

### Procedural Items

#### 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 31 July 2019 as a correct record for signature by the Chairman.

#### 3. Substitute Members

The following substitution was reported under Council procedure rule 24:

Councillor Noreen Griffiths for Councillor Tim Armit.

### Decision Items

#### 4. Exclusion of the Public

IT WAS RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.

Exempt Item

5. Planning Application for the Change of Use of Grazing Land to a Site Providing 6 Residential Gypsy Pitches at Willow Park Stables, Singleton Road, Weeton.

The Chairman invited Kieran Birch (Senior Development Officer) to present the report. The report related to a retrospective planning application (ref 19/0182) for the change of use of grazing land to a site providing 6 residential gypsy pitches at Willow Park Stables, Singleton Road, Weeton. Details with regard to this matter were set out in the report.

Following consideration of this matter it was RESOLVED: That planning permission be GRANTED subject to the conditions stated at the end of the schedule attached.

(Councillor Jayne Nixon requested that her name be recorded as having voted against approval of the above application)

6. Re-admittance of the Public

It was RESOLVED to re-admit the public to the meeting.

Decision Item

7. 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 Item

8. List of Appeals Decided

This Information Report provided details of appeal decision letters received between 19 July and 23 August 2019.

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# Planning Committee Minutes

## 04 September 2019

Item Number: 1

<b>Application Reference:</b>	18/0723	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Joint Administrators of Greenhurst Investments	<b>Agent :</b>	Indigo Planning
<b>Location:</b>	LAND ADJACENT KILNHOUSE LANE AND, QUEENSWAY, LYTHAM ST ANNES		
<b>Proposal:</b>	CONSTRUCTION OF NEW VEHICULAR ACCESS ONTO THE B5261 (QUEENSWAY) INCLUDING PROVISION OF ASSOCIATED HIGHWAY INFRASTRUCTURE		

### 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. CBO-0352-009 – Revised red line boundary based on LCC access design.

Drawing no. 8551-0100-01 A – Planning application drawing.

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. No development shall take place until a scheme for the precise number, siting, layout, scale, design, construction specification and drainage (as applicable) of the following highway works shown on drawing no. 8551-0100-01 A has been submitted to and approved in writing by the Local Planning Authority.

- a) The provision of the new access to the west side of the B5261 and the re-location of an existing access to the east side of the B5261, the positions of which are shown on drawing no. 8551-0100-01 A, including details of how each access interfaces with the alignment of the B5261 (as altered by the development) and associated signing and carriageway marking details.
- b) The widening of the existing carriageway of the B5261.
- c) The installation of traffic signal heads and, where applicable, the provision of traffic islands to allow the siting of those signal heads.

- d) The provision of Toucan and Pegasus crossings.
- e) The provision of a 3 metre wide shared footway/cycleway on the east and west sides of the B5261 to the extent shown on drawing no. 8551-0100-01 A.
- f) The provision of tactile paving and dropped kerbs.
- g) The addition and/or repositioning of street lighting.
- h) The installation of road drainage gullies.

All the highway works described in a) – h) shall be constructed and made available for use in accordance with the duly approved scheme before any of the accesses described in a) are first brought into use.

Reason: To secure the delivery of appropriate supporting infrastructure that is required to ensure a suitable and safe means of access for all users, to secure the delivery of a comprehensive package of highway improvements that do not prevent or undermine the operation of existing land uses, and to achieve a satisfactory standard of engineering works in the interests of highway safety, to ensure the efficient disposal of surface water from the development, and because matters concerning the scheme's detailed design have not been provided as part of the application, in accordance with the requirements of Fylde Local Plan to 2032 policies DLF1, GD7, CL2 and T4, and the National Planning Policy Framework.

4. No development shall take place until a hard landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include the following details:

- a) Carriageway and shared footway/cycleway surfacing materials.
- b) The layout, scale, design, materials and colour treatment of all street furniture.

All hard landscaping works shall be carried out in accordance with the duly approved scheme before any of the accesses described in (i) and (ii) of condition 3 of this permission are first brought into use.

Reason: To ensure that areas of hard landscaping are attractive and treated appropriately, to achieve a sympathetic treatment to the corridor of the B5261 which forms one of the main thoroughfares into St Annes and to provide a coherent theme to landscaping treatments along this corridor in accordance with the requirements of Fylde Local Plan to 2032 policy GD7, Saint Anne's on the Sea Neighbourhood Development Plan policies DH1 and DH2, and the National Planning Policy Framework.

5. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1<sup>st</sup> March and 31<sup>st</sup> 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.

6. 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) A construction strategy that ensures the impacts on the B5261 and side roads are minimised during construction of the approved access.
- h) A Management Plan to identify potential ground and water contaminants; details for their storage and how water courses will be protected against spillage incidents and pollution during the course of construction; and
- i) 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.

#### **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. For the avoidance of any doubt, this decision grants planning permission for operational development connected with the construction of the means of access and associated works within the adopted highway shown on the plans listed in condition 2 of this permission. This decision does not give permission, nor should it be construed to imply that permission will be granted, for any alternative use of the land that is to be served by the approved means of access. Any planning application which seeks permission to develop the land that is to be served by the approved means of access for a specific use and quantum of development will, instead, be subject to separate assessment of its transport impacts, including those relating to the suitability of any means of access to it and the effects of additional traffic generation arising from it on the surrounding highway network. The applicant is also advised that, depending on the specific use and quantum of development applied for, further off-site improvements to the highway network above and beyond those proposed by this scheme may be required.

3. Before any development takes place, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any Traffic Regulation Orders, section

38 and/or section 278 Agreements under the Highways Act (1980) with regard to any engineering works within the adopted highway.

4. The application includes the re-location of the existing access to the east side of the B5261 which serves Queensway Park Farm. This access (and the lane branching off it) is a designated bridleway (reference 5-2-BW12). This existing Public Right of Way within the red line boundary should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved by Lancashire County Council to allow the diversion or stopping up of this route. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the Public Right of Way.

**Item Number: 2**

<b>Application Reference:</b>	18/0880	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Tomlinson	<b>Agent :</b>	Ian Pick Associates Ltd
<b>Location:</b>	CLIFTON MARSH FARM, PRESTON NEW ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 0XE		
<b>Proposal:</b>	ERECTION OF ONE BROILER REARING UNIT FOR UP TO 36,000 BIRDS INCLUDING LINKED CONTROL ROOM, TWO ASSOCIATED FEED BINS AND FORMATION OF ADDITIONAL HARDSTANDING		

### Decision

Full Planning Permission: Authority is delegated to the Head of Planning and Housing to grant planning permission subject to:

- a) The Environment Agency confirming withdrawal of their current objection dated 14.06.19 following the receipt of a revised Flood Risk Assessment, and providing for the imposition of any additional conditions required by the Environment Agency in connection with their response;
- b) The Greater Manchester Ecology Unit (GMEU) confirming that the additional information contained in any revised Flood Risk Assessment satisfies their recommendation for the means of surface water disposal to avoid the potential for water borne pollution to reach the SPA, and providing for the imposition of any additional conditions required by GMEU in connection with their response; and
- c) The conditions and reasons listed below, including any additions/alterations required as a result of a) and b).

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. IP/JT/01 – Location plan.

Drawing no. IP/JT/02 – Site plan.

Drawing no. IP/JT/03 – Elevations.  
Drawing no. IP/JT/04 – Floor plan.  
Drawing no. IP/TW/03 – Proposed feed bin elevations.

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials described in section 6 of the document titled “Design and Access Statement” by Ian Pick Associated Ltd, and all colour treatments and finishes of the building’s external surfaces shall match those of the adjacent broiler rearing unit constructed pursuant to planning permission 17/0347.

Reason: To ensure the use of appropriate materials which are sympathetic to the rural character of the site and its surroundings 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. The development hereby approved shall, so far as is reasonably practicable, be operated in accordance with the strategy and mitigation measures set out in the document titled “Noise Management Plan” by Ian Pick Associated Ltd.

Reason: To limit the development’s potential for additional noise generation that could cause disturbance and nuisance that would affect the amenity of surrounding occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. Surface water from the development shall be disposed of in accordance with the sustainable drainage strategy set out in sections 5 and 6 of the document titled “Flood Risk Assessment” by Lidar-Logic (report LL0002, dated October 2018). The strategy shall ensure that no surface water drains directly or indirectly to the public sewer network. All drainage infrastructure and apparatus (including the sediment trap shown in Figure 12 of the abovementioned document) required to implement the sustainable drainage strategy shall be installed before the building hereby approved is first brought into use, 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 surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

6. The building hereby approved shall not be brought into use unless and until a soft landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate compliance with the mitigation measures identified in section 6 of the document titled “A Report on the Modelling of the Dispersion and Deposition of Ammonia from the Existing and Proposed Broiler Chicken Rearing Houses at Marsh Farm, Clifton, near Preston in Lancashire” by AS Modelling & Data Ltd (dated 20 June 2019) and shall include details of the type, species, siting, planting distances 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 building is first brought into use 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 that adequate mitigation is delivered to deal with the development's effects on local wildlife sites arising from increased ammonia emissions and to provide appropriate and proportionate landscape and biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, ENV1 and ENV2, and the National Planning Policy Framework.

7. The development hereby approved shall be carried out in full accordance with the measures (including their timetable for implementation) detailed within the method statement titled "Method Statement for Great Crested Newts" prepared by Craig Emms and Linda Barnett (version 2, dated 11 December 2018).

Reason: To ensure that adequate precautions are taken before and during construction of the development to avoid adverse impacts on the favourable conservation status of 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. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 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.

9. The additional hardstanding areas for vehicle parking and turning shown on drawing no. IP/JT/02 shall be constructed and made available for use in accordance with the details shown on the approved plan before the building hereby approved is first brought into use. The duly constructed parking and turning areas shall be retained as such thereafter, free from obstruction, for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate provision is made for vehicle parking, servicing 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.

#### **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.



**Item Number:** 3

<b>Application Reference:</b>	19/0006	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Commercial Development Projects Limited	<b>Agent :</b>	Savills (UK) Limited
<b>Location:</b>	STANWAYS OF LYTHAM, PRESTON ROAD, LYTHAM ST ANNES, FY8 5BG		
<b>Proposal:</b>	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF CLASS A1 RETAIL FOODSTORE		

### Decision

Outline Planning Permission: - Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the completion of a Section 106 agreement and a schedule of appropriate conditions.

The S106 Agreement is to secure:

- a) The phrasing of an 'anti-poaching control' to ensure that in the event that this store is to be occupied by an operator with a presence in Lytham or St Annes town centres then they are to retain that presence for an agreed period of not less than 5 years.
- b) a financial contribution of £30,000 (and the phasing of the payment of this contribution) towards securing public realm works to enhance the attractiveness of Warton village centre in accordance with the requirements of Policies EC6 and INF2 of the Fylde Local Plan to 2032
- c) a financial contribution of £6000 (and the phasing of the payment of this contribution) towards Travel Plan monitoring in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032

The suggested Planning Conditions and Reasons are as follows, with the Head of Planning and Housing having authority to amend / add to these as appropriate:

### Suggested Conditions and Reasons

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

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

2. Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3,4 and 5)

(Reserved matters are:- 1. Layout

2. Scale
3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

3. That the details submitted under any application for the reserved matter of 'access' shall include details of the following works:

1. Improvement of the junction of the site with Preston Road with kerb build-outs and consequential lining changes
2. The provision of a pedestrian island
3. Appropriate visibility splays in both directions
4. Appropriate connections to the existing cycle paths on Preston Road
5. The improvement of the nearest bus stop in both directions to Quality Bus Standards
6. The phasing of these works

The approved development shall be implemented in accordance with the agreed phasing of these works, and shall not open for trading until all necessary access and off-site highway works have been constructed

Reason: To ensure the development provides a safe and accessible access arrangement to all road users as required by Policy GD7 of the Fylde Local Plan to 2032.

4. Prior to commencement of any site clearance works a Construction Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority. The TMA shall be implemented throughout the entire demolition and construction phase and shall include and specify the provisions to be made for the following:
  - a) The timing of all demolition and construction activities
  - b) A specific location for the parking of vehicles of site operatives and visitors;
  - c) A location for the loading and unloading of plant and materials used in the construction of the development;
  - d) A location for the storage of such plant and materials;
  - e) Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
  - f) Timing of deliveries to the site, which should be timed to avoid early morning / late evening visits and to avoid peak hours
  - g) Routes to be used by vehicles carrying plant and materials to and from the site;
  - h) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

5. 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. 4300, Dated 28 February 2019) which was prepared by Weetwood. 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.

6. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and
  - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To ensure that management arrangements are in place for the sustainable drainage

7. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
1. A site investigation scheme, based on the Phase 1 Land Quality Assessment Limited (Ref: G2937-GR-01A; dated 19 December 2018) prepared by PSA Design) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
  2. The results of the site investigation and the detailed risk assessment referred to above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

8. The retail unit hereby approved shall not exceed 1022 sqm gross internal ground floor area, and 465 sqm at mezzanine level. The mezzanine floorspace shall be used for storage purposes only.

Reason In order to protect the vitality and viability of nearby town, district, and local centres in accordance with the provisions of Policy EC5 of the Local Plan to 2032 and the NPPF, and

because the retail impacts associated with the development have been assessed on the basis of these floorspace figures.

9. The retail store hereby approved shall primarily trade as a store for the sale of convenience goods and no more than 15% of the gross floor area shall be used for the sale of comparison goods.

Reason: In order to prevent the establishment of an open A1 retail use that would detract from the vitality and viability of established local centres.

10. The rating levels for cumulative noise from all plant and machinery from the retail unit hereby approved shall not exceed (10 dB(A) below the existing LA90 ), at the nearest noise sensitive premises to the proposed development as assessed in accordance with British Standard 4142 (2014).

Reason: In order to protect the residential amenity of neighbouring dwellings.

11. The retail unit hereby approved shall not be open for trading and there shall be no deliveries to or waste collection from the store outside of the hours of 07.00 to 22.00 Monday to Saturday inclusive and 10.00 to 16.00 on Sundays.

Reason: In order to protect the residential amenity of neighbouring dwellings.

12. Prior to the first operation of the retail store hereby approved a light /illumination survey or details of the site illumination shall be submitted for approval in writing by the Local Planning Authority in order to demonstrate that there is no potential for light nuisance towards the residential properties. No dwelling shall be subject to light level of above 3 lux as a result of the operation of the site.

Reason: In order to protect the residential amenity of neighbouring dwellings.

13. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

1. A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
2. If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
3. A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.
4. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

Reason: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

**Item Number:** 4

<b>Application Reference:</b>	19/0282	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	RG & JM Towers	<b>Agent :</b>	Ian Pick Associates Ltd
<b>Location:</b>	BRADKIRK HALL FARM, WEETON ROAD, MEDLAR WITH WESHAM, PRESTON, PR4 3NA		
<b>Proposal:</b>	ERECTION OF AGRICULTURAL BUILDING TO PROVIDE SHEEP HOUSING AND LAMBING ACCOMMODATION INCLUDING ASSOCIATED HARDSTANDING AND LANDSCAPING		

### Decision

Full Planning Permission: - Granted

### Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. IP/RT/01C
- Proposed Site Plan - Drawing no. IP/RT/02C
- Proposed Floor and Elevations - Drawing no. IP/RT/03B

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the 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 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 revised plans during the course of the application which have overcome initial problems

**Item Number:** 5

<b>Application Reference:</b>	19/0390	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Granite Homes Limited	<b>Agent :</b>	Hayes Architects Ltd
<b>Location:</b>	27 DERBE ROAD, LYTHAM ST ANNES, FY8 1NJ		
<b>Proposal:</b>	CHANGE OF USE FROM RESIDENTIAL DWELLING (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (CLASS SUI GENERIS) CONSISTING OF 8 NO. BEDSITTING ROOMS WITH ENSUITE FACILITIES AND SHARED COMMUNAL FACILITIES.		

**Decision**

Full Planning Permission: - Granted

**Conditions and Reasons**

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no.622-EX01
- Proposed floor plan - Drawing no. 622-P02 REV. C

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 details supplied on the approved plan listed in condition no. 2 and prior to first occupation of the development details of the type and location of secure and covered cycle store and bin storage facilities shall be submitted to the Local Planning Authority and agreed in writing. Thereafter the approved storage shall be installed and retained in its approved form.

Reason: In the interests of visual amenity (bin store) and social inclusion and to promote sustainable forms of transport (bike store), in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

4. The individual bedsits shall be arranged within the building as shown on the approved floor layout plan listed in condition 2 of this permission, and shall provide the bed sitting and en suite accommodation shown on that plan only, with the communal kitchen, dining and sitting areas all available at all times that the property is occupied in accordance with this use for their respective purposes.

Reason: To ensure that the bedsits provide an appropriate level of space for their occupiers, and to ensure that communal facilities are provided and retained to support that occupation in accordance with the requirements of Policy H2 of the Fylde Local Plan to 2032 and Policy HOU2 of the St Anne's Neighbourhood Plan.

**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
2. The applicant's attention is drawn to the legislative requirement for the HMO hereby approved to be operated only under a licence from Fylde Council as required by the Housing Act 2004. For details of how to obtain a licence they should contact the Housing Team on 01253 658658 or [housing@fylde.gov.uk](mailto:housing@fylde.gov.uk)

**Item Number:** 6

<b>Application Reference:</b>	19/0477	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Mr M Burton	<b>Agent :</b>	
<b>Location:</b>	183 KIRKHAM ROAD, NORTH OF BYPASS, FRECKLETON, PRESTON, PR4 1HU		
<b>Proposal:</b>	VARIATION OF CONDITION 2 (APPROVED PLANS) ON PLANNING PERMISSION 19/0155 TO INCREASE GARAGE SIZE.		

## Decision

Variation of Condition: - 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 - Promap plan (undated / unreferenced)
- Proposed Site Plan, plans and elevations - Fish Associates Drawing no. 909.PL.25 (dated 5 Feb 2019)

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

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

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

- The bricks to be used in the ground floor construction of the dwelling and garage,
- The render to be used on the upper floor of the dwelling
- The natural slate to be used on the roof of the dwelling and garage
- The timber detailing to be used on the dwelling
- The bricks and railings to be used on the front wall
- The fencing details to be used around the dwelling

The development shall thereafter be implemented in accordance with the duly approved materials.



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

4. Notwithstanding the details specified on the plans listed in condition 2 of this permission, the side boundary treatments to the site from a point forward of the front elevation of the property hereby approved shall be a 1.2m high close boarded fence, with the boundary treatment to the rear of that point being a close boarded fence of a height that does not exceed 1.8m in height. These boundary treatments shall be erected no later than the first occupation of the dwelling hereby approved and shall be retained in place at all times thereafter.

Reason: To ensure the provision of a suitable boundary treatment to the side and rear of the site to ensure security and privacy is maintained without compromising the open character of the green belt as required by Policy GD2 of the Fylde Local Plan to 2032.

5. Any boundary treatment erected to the front of the site adjacent to Kirkham Road shall consist of the scheme indicated on the site plan approved under condition 2 of this planning permission, with a 600mm high wall with 600mm high railings between 1.2m high brick piers behind a native species hedge that is to be planted no later than the first available planting season following the first occupation of the dwelling, and is to be maintained thereafter. The only exception to this is the access point which shall remain open unless any gates are to be installed, with these being fitted so that they open inwards and are located at least 5m back from the nearside edge of the carriageway of Kirkham Road and have a height that does not exceed 1.2m.

Reason: To ensure a suitable front boundary treatment is implemented to respect the rural character of this green belt location and to maintain highway safety at the access point in the event that gates are to be fitted. These elements are to accord with Policy GD2 and GD7 of the Fylde Local Plan to 2032.

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

Reason: In order to prevent further development of the dwelling and / or site to ensure compliance with national planning policy regarding the erection of replacement dwellings in the green belt as set out in para 145d of NPPF19 and Policy GD2 of the Fylde Local Plan to 2032.

7. No above ground works shall take place until details of finished floor levels for the existing dwelling and the site, and for the replacement dwelling and garage and ground levels for the external areas of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the development and the surrounding rural landscape and the openness of the green belt in accordance with the requirements of Policy GD2 and GD7 of the Fylde Local Plan.

8. No above ground works shall take place until a scheme for the disposal of foul and surface

water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a. Separate systems for the disposal of foul and surface water;
- b. Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
- c. Details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- d. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- e. Details of how surface water will be managed and pollution prevented during the construction phase;

The scheme shall be implemented in accordance with the duly approved details during the construction and shall be completed prior to the first occupation of the replacement dwelling.

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 the drainage hierarchy and NPPF19.

9. Prior to the first occupation of the replacement dwelling arrangements shall be made to enable any vehicles to turn within the site so that they can enter and leave it in a forward gear. These arrangements shall be retained at all times thereafter.

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

10. The garage hereby approved shall be used as a private garage for the parking of vehicles and other domestic storage associated with the residential occupation of the dwelling only, with no trade or business carried on, in or from the building.

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

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

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

12. The development hereby approved shall be carried out in full accordance with the measures (including their timetable for implementation) detailed within the 'Recommendations' section

of the Great Crested Newt Risk Assessment by Envirotech with their reference 4498 dated 27 February 2018 as submitted with the application.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Policy ENV2 of the Fylde Local Plan to 2032, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

#### **Informative notes:**

##### **1. Reason for Approval**

The Committee resolved that in this case the scale of the garage which forms part of this proposal, when considered in combination with the scale of the replacement dwelling, did not amount to a form of development that was materially larger than that approved previously under application reference 19/0155. As such the Committee concluded that the overall proposal is in accordance with the requirements of exemption d) in para 145 of the National Planning Policy Framework.

#### **Item Number: 7**

<b>Application Reference:</b>	19/0511	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Birket	<b>Agent :</b>	Firebuild Solutions Ltd
<b>Location:</b>	90 PRESTON STREET, KIRKHAM, PRESTON, PR4 2XA		
<b>Proposal:</b>	ERECTION OF DETACHED GARAGE		

#### **Decision**

Householder Planning Application: - Granted

#### **Conditions and Reasons**

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

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

2. This permission relates to the following plans:

- Location & Site Plan - Drawing no. PL01 Rev A
- Proposed Layout, Elevation & Section Plans - Drawing no. PL02 Rev C

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

Reason: For the avoidance of doubt and to ensure that the development is carried out in

accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 and National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the 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.

4. No works to the application site, including any clearance/demolition or preparation works shall take place until a programme of archaeological works, including a watching brief for the demolition and excavation works and the recording of any surviving buried remains, has been submitted to and agreed in writing by the Local Planning Authority. The agreed programme of works shall be carried out during the implementation of the planning permission hereby approved, with any written recording of archaeological finds forwarded to the local planning authority on completion of the examination. The watching brief must be carried out by an appropriately qualified and experienced professional contractor in accordance with the standards and guidance set out by the Chartered Institute for Archaeologists.

**Reason:** To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site in accordance with Policy ENV5 of the Fylde Local Plan to 2032 and para 189 and 190 of the NPPF.

5. The garage hereby approved shall be used for purposes which are incidental to the occupation of the application property as a single residential dwelling only and no trade or business shall be carried on, in or from the building.

**Reason:** To safeguard the residential amenities of the locality 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.

Item Number: 8

<b>Application Reference:</b>	19/0524	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Wade	<b>Agent :</b>	
<b>Location:</b>	67 RIBBY ROAD, KIRKHAM, PRESTON, PR4 2BB		
<b>Proposal:</b>	PROPOSED FORMATION OF VEHICULAR ACCESS		

## Decision

Householder Planning Application: - Granted

## Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - supplied by Streetwise Maps Ltd, dated 28 June 2019
- Proposed Site Plan

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

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

## Informative notes:

1. **Highway Crossing Note**  
The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".
2. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

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

## Decision Recorded on Exempt Item

<b>Application Reference:</b>	19/0182	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr Ireland	<b>Agent :</b>	
<b>Location:</b>	WILLOW PARK STABLES, SINGLETON ROAD, WEETON WITH PREESE		
<b>Proposal:</b>	CHANGE OF USE OF GRAZING LAND TO A SITE PROVIDING 6 PITCHES FOR OCCUPATION AS A RESIDENTIAL GYPSY SITE, WITH EACH PITCH CONTAINING UP TO 2 CARAVANS AND 1 WC/BATHROOM BUILDING OTHER SUPPORTING DEVELOPMENT INCLUDES THE ERECTION OF 2 No. DAY ROOM BUILDINGS, ERECTION OF 2M HIGH FENCING TO ROAD FRONTAGE, FORMATION OF HARDSTANDING ACROSS SITE, AND FORMATION OF WIDENED VEHICLE ACCESS		

## Decision

Full Planning Permission: - Granted

## Conditions and Reasons

1. This permission relates to the following plans:

- Location Plan - Drawing no. C17-462-6B
- Proposed Site Plan - Drawing no. C17-462-6B
- Proposed Day Room Plans - Drawing no. C17-462-7

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. The site shall consist of no more than 6 pitches with each pitch only occupied by a single family, and within each pitch there shall be no more than 2 caravans of which no more than one shall be a static caravan or mobile home. The layout of the pitches, caravans, WC's and day rooms shall only be in accordance with the submitted site layout plan C17-462-6B.

Reason: To protect the visual amenities of the area, to control the amount of development on the site, and to ensure vehicles can enter and exit the site in forward gear in accordance with policies GD7 and H4 of the Fylde Local Plan to 2032.

3. The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Traveller Sites (August 2015), or any subsequent national policy superseding that document.

Reason: The grant of planning permission for a residential caravan park, holiday caravan park or other residential use would not be appropriate and is only permissible due to the identified circumstances of the applicant in accordance with Policy H5 of the Fylde Local Plan to 2032.

4. All caravans stationed on the site shall meet the definition of a caravan as stated in the caravan Sites and Control of Development Act 1960.

Reason: To ensure that no buildings or other structures other than those hereby approved are erected or positioned on the site in accordance with policies GD7 and H5 of the Fylde Local Plan to 2032.

5. With the exception of the parking of commercial vehicles utilised by the residents of the site for travelling to and from their place of work, no business or commercial use shall take place on the site, nor any activity in connection with such a use, including the storage of materials.

Reason: The establishment of a commercial activity on this locality would be contrary to the provisions of the development plans and detrimental to the residential amenity of neighbouring residents in accordance with policy GD7 of the Fylde Local Plan to 2032.

6. The occupation of at least four of the pitches hereby permitted shall be limited to the existing residents (as specified in the approved schedule of names) and their resident dependents, unless an alternative list has been agreed in writing with the Local Planning Authority. When the land ceases to be occupied by those authorised by this condition, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use shall be removed. Within 3 months of that time the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

Reason: To retain an appropriate level of control over the occupation of the site in accordance with the identified need of the applicant and to comply with policies H5 and GD7 of the Fylde Local Plan to 2032.

7. Within three months of the grant of this planning permission visibility splays measuring 2.4 metres x 201 metres in both directions shall be provided at the site access to Singleton Road. The land within these splays shall be maintained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures in excess of 1.0 metre in height at all times thereafter.

Reason: To ensure adequate visibility at the site access in the interest of highway safety as required by Policy GD7 of the Fylde Local Plan to 2032.

8. Within three months of the date of this planning permission the existing gated access point and front boundary fencing to the site shall be repositioned at a point which is at least 10m behind the kerb line of Singleton Road as shown on the plan approved under condition 1 of this permission. Any gates to this access point shall not open towards the highway.

Reasons: To adequately reduce the harm to the visual amenity of the rural area, and to permit vehicles to pull clear of the carriageway when entering and exiting the site in accordance with Policy GD7 of the Fylde Local Plan to 2032.

9. Within three months of the date of this planning permission, that part of the access extending from the highway boundary to the gate posts shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users as required by Policy GD7 of the Fylde Local Plan to 2032.

10. Details of any external lighting [incorporated post heights, design, construction and lighting head form] within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of any lighting works by the site residents.

Reason: In the interests of the visual amenities of the area in accordance with 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 day rooms hereby approved shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 1 to this planning permission. Their use shall be limited to recreational and ancillary residential use of the site residents and their visitors only.

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, and to provide an appropriate control over the scale of the activity on the site as required by Policy H5 and Policy GD7 of the Fylde Local Plan to 2032.

12. The whole of the landscape works, as shown on approved layout plan C17-462-6B shall be implemented within three months from the date of this planning permission, and shall be subsequently maintained for a period of 10 years from planting.

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 silvicultural 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 as required by Policy H5 and Policy GD7 of the Fylde Local Plan to 2032.

13. Within three months of the date of this planning permission full details of the proposed foul sewage arrangements including the water treatment plant as shown on the approved site layout (drg No. C17-462-6B) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed and implemented within one month of the date of their approval.

Reasons: To ensure foul water is appropriately disposed of and in the interests of the amenities of the area, in accordance with Policy GD7 of the Fylde Local Plan to 2032.

14. Within three months of the date of this planning permission full details of the arrangements for providing power (electricity) to the site shall be submitted to and approved in writing by the Local Planning Authority. If the arrangements take the form of on-site generators full details of noise mitigation shall be submitted for approval in writing. The approved details shall be fully installed and implemented within one month of the date of their approval.

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



**Informative notes:**

1. Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

2. 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.
3. The application site is located close to a military training area. Occupants of the site should be made aware that training activity can occur at any point of the day and night and may result in disturbance. The MOD would accept no responsibility for any discomfort or disturbance experienced by residents as a result of training activity.