

# Minutes

## Development Management Committee



<b>Date:</b>	Wednesday, 8 July 2015
<b>Venue:</b>	Town Hall, St Annes
<b>Committee members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford, Neil Harvey, Barbara Nash, Linda J Nulty, Liz Oades, Albert Pounder
<b>Other members of the Council:</b>	Councillors Sue Fazackerley, Maxine Chew, Paul Hayhurst
<b>Officers:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Lyndsey Lacey, Matthew Taylor
<b>Members of the public:</b>	20 members of the public were in attendance at the meeting

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

In accordance with the public speaking arrangement for the Development Management Committee, 12 members of the public addressed the committee on various applications detailed on the agenda.

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

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

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

The Chairman of the Committee invited members to confirm the minutes of the Committee held on 17 June 2015. In doing so, he stated that the minutes of 18 June (referred to on the agenda) were not published and therefore, could not be considered.

At this juncture, Councillor Peter Collins raised an issue regarding the accuracy of minute 4(6) relating to the Revised Preferred Option Version (Policy H5). By way of response, Mr Evans confirmed that the gypsy site (referred to in the Revised Preferred Option), is the application site for up to 4 pitches on the North side of Thames Street, Newton, which is currently the subject of a planning application before the Secretary of State for determination.

RESOLVED: To approve the minutes of the Development Management Committee held on 17 June 2015 as a correct record for signature by the Chairman.

**3. Substitute members**

There were no substitute members.

**4. Development Management Matters**

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

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

-----

**Fylde Borough Council copyright [2015]**

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication was also available on our website at  
[www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).

-----

# Development Management Committee Minutes

## 08 July 2015

**Item Number:** 1

<b>Application Reference:</b>	15/0124	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Duerden Bros. Ltd	<b>Agent :</b>	PWA Planning
<b>Location:</b>	SUNNYDALE NURSERIES, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0XA		
<b>Proposal:</b>	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF UP TO 25 DWELLINGS (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

### Decision

Outline Planning Permission :- Application Deferred

### Reason

- 1 The decision on this application was deferred for a site visit and for officers to provide an update on the council's 5 year housing supply position.

**Item Number:** 2

<b>Application Reference:</b>	15/0246	<b>Type of Application:</b>	Variation of Condition
<b>Applicant:</b>	Park View 4U	<b>Agent :</b>	
<b>Location:</b>	PARK VIEW PLAYING FIELDS SITE, PARK VIEW ROAD, LYTHAM ST ANNES		
<b>Proposal:</b>	VARIATION OF CONDITION 4 OF PLANNING PERMISSION 14/0322 TO EXTEND RANGE OF USES PERMITTED IN ECO CLASSROOM TO INCLUDE HOSTING CHILDREN'S PARTIES.		

### Decision

Variation of Condition :- Granted

### Conditions and Reasons

- 4 That the building hereby approved shall be used for classroom and associated purposes as shown on the approved plans listed in condition 3 to this planning permission, and also for the holding of up to 5 children's parties per calendar week, only with these hosted only between the hours of 1500-1800 Mon to Fri and 1000 to 1800 Sat and Sun. Should the building cease to be needed for that use it shall be removed from the site and the land reinstated as grass for general open space use within 6 months of the classroom use ending unless a subsequent planning permission for an alternative use has been granted.

Reason: To ensure that the building is operated for an appropriate educational / recreational purpose in accordance with Policy TREC14 of the Fylde Borough Local Plan.

**Item Number:** 3

<b>Application Reference:</b>	15/0296	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Redrow Homes Lancashire	<b>Agent :</b>	MCK Associates Limited
<b>Location:</b>	LAND TO THE NORTH OF NORTH VIEW FARM, RIBBY ROAD, RIBBY WITH WREA, PRESTON, PR4 2NA		
<b>Proposal:</b>	PROPOSED ERECTION OF 13 DWELLINGS TOGETHER WITH ASSOCIATED INFRASTRUCTURE.		

### Decision

Full Planning Permission :- Approved subject to the completion of a Section 106 agreement in order to secure:

- provision, phasing, retention and operational details for 30% of the proposed dwellings to be affordable properties with either off site provision or a financial contribution for any of that 30% not provided on site.
- a financial contribution of £36,254 towards secondary school places, and the phasing of that payment

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

And the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

### Conditions and Reasons

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

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

- 2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on the 29 April 2015, including the following plans:

Location Plan – 14-126 LP01

Materials layout – DSL-02

Highways materials layout – 4346/ENG026

Drainage layout – 4346/ENG001-1  
Boundary details layout – DSL-05  
Detailed Site layout - DSL-01  
Affordable Homes Layout - DSL-06  
Land disposal layout – DSL-04  
Waste Management Layout - DSL-03  
Vehicle swept path – 4346/ENG025  
Tree Protection Plan - 4450.09  
Landscape Proposals plots 46-59 - 4450.10  
Landscape proposal POS  
The Welwyn (Elevations and floor plans)  
The Richmond (Elevations and floor plans)  
The Henley (Elevations and floor plans)  
The Tavy (Elevations and floor plans)  
The Balmoral Elevations and floor plans)  
The Blenheim (Elevations and floor plans)  
Double Garage C-DG03- 001 REV B  
Triple Garage 4240-TG1 001 REV A

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

- 3 Prior to the commencement of development full details of surface water drainage for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall follow the principles set out the submitted Flood Risk Assessment Dated 22 April 2015 which was prepared by Betts Associates and the drainage layout plan as approved by condition 2 of this permission. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain to watercourse at the restricted rate of 9.1 l/s. There shall be provision of compensatory flood storage up to 190m<sup>3</sup> to accommodate all events up to a 1 in 100 year + climate change and finished floor levels are set no lower than 150 m above Ordnance Datum (AOD). 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, maintained and managed in accordance with the approved details.

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

- 4 Prior to the commencement of any on-site demolition or other development associated with this permission a construction plan shall be submitted to the local planning authority and approved in writing. The plan shall include methods and details of demolition and construction; vehicle routing to the site; construction traffic parking; any temporary traffic management measures; and times of construction, access and deliveries. The construction plan shall be adhered to during demolition and the construction of the development.

Reason: To protect local amenity.

- 5 The new estate road/access between the site and Ribby Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads

to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 6 Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 7 No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. This scheme shall include the phasing of works and shall be constructed in accordance with that phasing.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and so to secure the proper construction of the site access.

- 8 No development shall take place until the applicant has obtained land drainage consent, agreed in writing, from the consenting authority. Thereafter the works shall be carried out in accordance with the approved land drainage consent and any subsequent amendments shall be agreed in writing with the consenting authority. The applicant must notify the consenting authority no less than seven days before commencement of the works of their intention to start works on site. For the avoidance of doubt the 'consenting authority' is the Lead Local Flood Authority which, within the administrative boundary of Lancashire, is Lancashire County Council.

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

- 9 All existing lengths of hedgerow within the proposed residential development area shall be retained, except for where their removal is required for the formation of access points or visibility splays, or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the local planning authority. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 10 No development shall take place until there has been submitted to and approved in writing by the local planning authority a fully detailed scheme for habitat creation and management, including details of bat habitat creation. The scheme shall include details of mitigation and compensation measures, the management of public access, and on-going monitoring regimes.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the

provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 11 A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The plan shall be in accordance with the Tree Protection Plan ref 4450.09 dated April 15 submitted with the application. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

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

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 13 Prior to the commencement of the development a scheme for the removal of the invasive non-native plant species identified in the submitted Ecological Survey and Assessment (Himalayan Balsam) shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the occupation of the development.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 14 Prior to the commencement of development a precautionary survey of water courses within and adjacent to the site for the presence of water voles shall be submitted to and approved in writing by the local planning authority. This survey shall identify suitable mitigation and preventative measures to be implemented to minimise the opportunity for disturbance or harm to this protected species, and shall be fully implemented in accordance with the scheme as approved.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 15 No tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.



16 All landscape works shall be carried out in accordance with the approved details shown on landscaping proposal sheets 4450.10 and Landscape proposal - POS prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

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

17 No external lighting shall be installed until details of a lighting scheme have been submitted and approved in writing by Fylde Borough Council. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

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

1. the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
2. arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
3. on-going inspections relating to performance and asset condition assessments
4. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
5. means of access for maintenance and easements where applicable.

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

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

19 The development shall be carried out using those materials specified on the approved plan DSL-02 received by the Council 29/04/15, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the area.

20 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning

(General Permitted Development) Order 1995 (as amended), the proposed garages shall be retained solely for the housing of a private motor car, and at no time shall any works be undertaken that would prevent it from being used for that purpose.

Reason: The use of the garage for any other purpose would result in the loss of an off-street parking space and would therefore require consideration by the Local Planning Authority.

- 21 Obscure glazing shall be provided in the first floor side elevation windows of the dwellings hereby approved and shall thereafter be retained.

Reason: To safeguard the privacy of adjoining residents

**Informative notes:**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. 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. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.  
The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

**Item Number:** 4

<b>Application Reference:</b>	15/0310	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Octopus Healthcare	<b>Agent :</b>	AKA Planning
<b>Location:</b>	CARE HOME, FORMER ELECTRONIC DATA SITE, HEYHOUSES LANE, LYTHAM ST ANNES, FY8		
<b>Proposal:</b>	ERECTION OF TWO STOREY BUILDING PROVIDING 76 BEDROOM CARE HOME WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INFRASTRUCTURE		

**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:

- Drawing no. PL001 Rev H – Proposed site layout.
- Drawing no. PL002 Rev F – Proposed ground floor plan.
- Drawing no. PL003 Rev F – Proposed first floor plan.
- Drawing no. PL004 Rev F – Proposed elevations – sheet 1 of 2.
- Drawing no. PL005 Rev F – Proposed elevations – sheet 2 of 2.
- Drawing no. PL006 Rev B – Location plan.
- Drawing no. PL007 Rev A – Street scene.
- Drawing no. PL008 Rev A – Proposed ground floor layout with landscaping.
- Drawing no. PL009 Rev A – Proposed boundary treatments.
- Drawing no. 2239-02B – Landscape strategy.

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

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

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

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF5 and the National Planning Policy Framework.

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

Reason: In order to ensure a satisfactory relationship between the development, surrounding buildings and the street scene in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF5 and the National Planning Policy Framework.

5 Within 3 months of development first taking place, details of the design, materials, finish and colour of the boundary treatments shown on drawing no. PL009 Rev A shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the duly approved details (including those relating to their height and siting as shown on drawing no PL009 Rev A) before the building is first occupied, and retained as such thereafter.

Reason: In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with the requirements of

FBLP policy CF5.

- 6 Within three months of development first taking place a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall demonstrate compliance with the principles identified on drawing no. 2239-02B and shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of FBLP policies CF 5 and EP14.

- 7 Notwithstanding the requirements of condition 2 of this permission, no above ground works shall take place until a scheme for the design and construction of the site access, vehicle parking and other hardstanding areas (including their surface treatment and provision for the drainage of surface water from them) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The access, parking and hardstanding areas shall be constructed and made available for use in accordance with the duly approved scheme before the building hereby approved is first occupied.

Reason: To ensure a satisfactory standard of engineering works, that there is adequate provision for vehicles to be parked clear of the highway and to achieve suitable visibility at the junction between the site access and the estate road in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan policy CF5 and the National Planning Policy Framework.

- 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:

- (i) separate systems for the disposal of foul and surface water, including measures to ensure that no surface water drains directly or indirectly to the public foul/combined sewer;
- (ii) a detailed drainage design to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed 26 litres per second, including details of any necessary flow attenuation measures to achieve this;
- (iii) means of access for maintenance and easements (where applicable);
- (iv) a timetable for implementation, including any phasing of works;
- (v) a management and maintenance plan for the lifetime of the development which, as a minimum, shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company, arrangements concerning appropriate funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components), ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any

other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The scheme shall be implemented in accordance with the duly approved details before the building is first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan policies CF5, EP25 and EP30, and the National Planning Policy Framework.

- 9 No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following: - (i) hours for site preparation, delivery of materials and construction; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding; (vi) wheel washing facilities; (vii) measures to control the emission of dust and dirt during construction; (viii) a scheme for recycling/disposing of waste resulting from construction works; and (vix) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan policies HL2 and EP27, and the National Planning Policy Framework.

- 10 The bin store shown on drawing no. PL009 Rev A shall be constructed in accordance with the details (including its size, height, siting, design and materials) indicated on the approved plan and made available for use before the building is first occupied. The duly constructed bin store shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy CF5.

- 11 Before the building is first occupied, details of the size, materials and design of the cycle stands shown on drawing no. PL001 Rev H shall be submitted to and approved in writing by the Local Planning Authority. The duly approved cycle stands shall be installed and made available for use before the building is first occupied, and retained as such thereafter.

Reason: To promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with the objectives of the National Planning Policy Framework.

- 12 Notwithstanding any details contained within the application, full details of any external lighting to be installed on the building and the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Any lighting shall thereafter be installed in accordance with the duly approved details.

Reason: To ensure that any external lighting to be installed on the buildings does not cause a

nuisance to surrounding occupiers in accordance with the requirements of Fylde Borough Local Plan policy CF5.

- 13 The measures to promote a choice of transport modes outlined in chapters 6 and 7 of the Framework Travel Plan (FTP) by Fairhurst (report reference D/I/D/109110/601) shall, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, be implemented in accordance with the details and timescales contained therein. An annual monitoring report which assesses the effectiveness of the measures introduced by the FTP (and which, as a minimum, shall include the details outlined in paragraph 8.5 of the FTP) shall be submitted to and approved in writing by the Local Planning Authority for the first three years following the implementation of the FTP.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport in accordance with the objectives of the National Planning Policy Framework.

- 14 If any equipment to be used in the construction of the development (e.g. tower cranes, piling rigs etc.) will exceed 10 metres in height (above ground level) then a scheme for the siting and operation of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior its use on site. Such a scheme shall include the following details:
- (i) The positioning of the equipment on the site (including OSBG grid coordinates to 6 figures each of Eastings and Northings).
  - (ii) The equipment's height above ordnance datum.
  - (iii) The dates that the equipment will be located on site.
  - (iv) Emergency contact numbers for the equipment operator and site manager.

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

Reason: In order to ensure that the development does not pose any unacceptable risk to Blackpool Airport in respect of aerodrome safeguarding in accordance with the requirements of Fylde Borough Local Plan policy TR14 and the National Planning Policy Framework.

#### **Informative notes:**

1. With regard to the requirements of condition 7 of this permission, the applicant is advised to contact Lancashire County Council's Highways Service in order to determine the need for section 38 and/or 278 Agreements under the Highways Act (1980) to secure the adoption of the new access road and for any engineering works within the adopted highway, before any development takes place.
2. With respect to the requirements of condition 14 of this permission, the applicant is advised to contact Aerodrome Safeguarding, Squires Gate Airport Operations Ltd, Squires Gate Lane, Blackpool, FY4 2QY (or by email to [safeguarding@blackpoolairport.com](mailto:safeguarding@blackpoolairport.com)) at least 30 days before the commencement of development to discuss the scope of any scheme to be implemented under this condition. Any lifting equipment must be operated in accordance with BS 7121. Further advice can be found in Civil Aviation Authority Advice Note 4 'Cranes & Other Construction Issues'.
3. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area

**Item Number:** 5

<b>Application Reference:</b> 15/0334	<b>Type of Application:</b> Reserved Matters
<b>Applicant:</b> Baxter Homes Ltd	<b>Agent :</b> CFM Consultants Ltd.
<b>Location:</b> ELSWICK TRADING PARK, HIGH STREET, ELSWICK, PRESTON, PR4 3ZZ	
<b>Proposal:</b> PROPOSED VARIATION OF CONDITION 1 OF PLANNING PERMISSION 14/0253 TO ALLOW DWELLING ON PLOT 9 TO BE RE-POSITIONED	

## Decision

Reserved Matters :- Granted

## Conditions and Reasons

1 This consent relates to the original and revised plans received by the Local Planning Authority on 14 November 2014 with the following references.

- Location Plan - CFM drawing BH/04286/0018
- Proposed Site Layout - CFM drawing BH/4271/005 Rev F
- Proposed Planting Plan - ReLandscapes drawing 041.C.03 A
- Proposed housetype for Plot 1 - CFM drawing BH/4271/015 Rev F
- Proposed housetype for Plot 2 - CFM drawing BH/4271/014 Rev E
- Proposed housetype for Plot 3 - CFM drawing BH/4271/013 Rev C
- Proposed housetype for Plot 4, 5, 6 - CFM drawing BH/4271/010 Rev D
- Proposed housetype for Plot 7, 8 - CFM drawing BH/4271/011 Rev D
- Proposed housetype for Plot 9 - CFM drawing BH/4271/016 Rev C

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

2 There shall be no construction activity except between the hours of :

08:00 hours and 18:00 hours Mondays to Fridays  
08:00 hours and 13:00 hours Saturdays

and at no time on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

3 The development shall be implemented in accordance with the Construction Plan approved under planning permission 14/0253 to confirm the method and details of construction; including vehicle routing to the site, construction traffic parking and any temporary traffic management measures, times of construction, access and deliveries.

Reason: To maintain the safe operation of the pedestrian and highway network in the area during construction given the proximity to residential properties.

4 Prior to the occupation of any development hereby approved, a schedule of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and approved in writing by the Local

Planning Authority. The development shall thereafter be constructed in full accordance with this approved schedule of boundaries.

Reason: To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

- 5 The proposed windows shown coloured green on the approved housetype drawings associated with reserved matters approved 14/0253 shall be glazed with obscure glass of a type to be agreed with the Local Planning Authority and shall thereafter be retained or if replaced the glass shall be of the same type as previously agreed.

Reason: To safeguard the amenities of the occupants of adjoining residential premises.