

Agenda



DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 9 September 2015 at 10:00am
Venue:	Lowther Pavilion, West Beach, Lytham, FY8 5QQ
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.

Public Speaking at the Development Management Committee

Members of the public may register to speak on individual planning applications: see [Public Speaking at Council Meetings](#).

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 20 August 2015 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 25.	1
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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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09 September 2015

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Development Management Committee Schedule

09 September 2015

Item Number: 1

Committee Date: 9 September 2015

Application Reference:	14/0786	Type of Application:	Outline Planning Permission
Applicant:	Hall Park Properties UK Ltd	Agent :	Mr David Hadwin
Location:	HOLE IN ONE, FOREST DRIVE, LYTHAM ST ANNES, FY8 4QF		
Proposal:	OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS (ACCESS AND LAYOUT PROPOSED WITH OTHER MATTERS RESERVED)		
Parish:	ANSDELL	Area Team:	Area Team 1
Weeks on Hand:	43	Case Officer:	Ruth Thow
Reason for Delay:	Held in abeyance at applicant's request		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

This application is submitted in outline and relates to the erection of five dwellings on the site of the 'Hole in One' public house on Forest Drive in Lytham. The access arrangements of the development and the layout of the properties are for consideration at this time with matters of scale, appearance and landscaping for future consideration.

The site is within a sustainable location and is surrounded by other residential properties and five commercial units. It is considered that the development complies with the criteria of the relevant policies of the Fylde Borough Local Plan and the aims of the NPPF and NPPG and will assist with the provision of additional housing in the borough to meet the housing targets.

Accordingly Members are recommended to approve the scheme.

Reason for Reporting to Committee

This application has been brought before Development Management Committee following a request from the Vice-chairman of the Committee in response to the level of public interest in the development.

Site Description and Location

The application site is the 'Hole in One' Public House, Forest Drive, Lytham St. Annes. The site is currently occupied by a single storey public house which has a two storey central entrance feature which provides a first floor flat accommodation, and associated car parking areas.

The site is on the south side of Forest Drive and was developed as part of a 'neighbourhood centre' to the estate with the other building in this centre now in a mix of commercial and residential uses. To the east and north of the site are residential properties forming part of the wider Lytham Hall Park estate.

The site is within the main settlement of Lytham St. Annes as designated on the Fylde Borough Local Plan, as altered (October 2005).

Details of Proposal

This application seeks outline permission for demolition of the existing public house building and the erection of a five detached dwellings. The application is submitted in outline with access and layout applied for with all other matters reserved. The access to the properties is to be a new access point to Forest Drive following the closing of the existing pub access with this serving four of the dwellings and connecting to the circulatory road that serves the commercial / residential units. The dwelling nearest to Forest Drive takes its individual access from that road. The submitted plan indicates that the properties are all two storey with four having integral garages and one a detached garage.

The dwellings are shown set out in a linear form with Plots 2-5 fronting the access road into the site. Plot 1 fronts Forest Drive. The dwellings have rear garden plots extending to the boundary to the east of the site with a combination of soft landscape and parking areas to the front.

During the course of the application revised plans have been requested and received which now indicate the rotation of the orientation of Plot 1 so that this dwelling now fronts Forest Drive. In addition a boundary wall and gates have been removed from the side boundary between the site and the commercial units, car parking spaces have been provided and access for service vehicles re-introduced. (Drawing A014/144/P/100 REV D refers).

Following submission of the application ecology reports/surveys have also been sought and provided by the applicant/agent which has resulted in protracted delays due to the required timing of the surveys.

Relevant Planning History

Application No.	Development	Decision	Date
06/1064	RELOCATION OF EMERGENCY DOOR FROM REAR TO SIDE, SMOKING SHELTER TO FRONT AND REPLACEMENT WINDOWS TO REAR.	Granted	04/01/2007
04/0109	CREATION OF DOOR/WINDOW OPENINGS TO KITCHEN/BEER CELLAR	Granted	05/03/2004
97/0264	SINGLE STOREY EXTENSION & CREATION OF PATIO & PLAY AREA	Granted	18/06/1997
77/0234	RESERVED MATTERS - DETAILS OF PUBLIC HOUSE.	Granted	25/04/1977
77/0586	AMENDMENTS TO PUBLIC HOUSE	Granted	24/08/1977
79/1061	ROOF OVER EXISTING YARD	Granted	14/11/1979
80/0763	EXTENSION TO GAMES ROOM	Granted	20/08/1980
81/0127	NEW ENTRANCE PORCH	Granted	04/03/1981

Relevant Planning Appeals History

None.

Parish/Town Council Observations

Not applicable for this area.

Statutory Consultees and Observations of Other Interested Parties

Lancashire County Council - Highway Authority

They have provided comments on the revised layout. These do not raise any objection to the principle of the access arrangements or the nature of the traffic movements that would be associated with the scheme. They do criticise the lack of any turning facility to allow vehicles to turn and leave in forward gear from the plot nearest to Forest Drive as it will require that vehicles reversing onto that road.

They also suggest standard conditions for the development to ensure it is safely constructed.

Tree Officer:

- *"Suggested layout does not pose direct conflicts with the woodland area, which is protected under Fylde Council TPO 1976/1. The woodland is still substantially intact.*
- *Positioning of the proposed unit places rear gardens onto the woodland thus avoiding any need for construction trenching through roots and permitting the tree canopies to continue to develop.*
- *The drawing indicates a fence or brick wall that is to be retained but today's site visit shows this is a relic chain link fence fit for no purpose but removal. This means a suitable boundary treatment will be needed that doesn't conflict with the trees or cause tree root damage. Something for the RM application.*
- *There will be a requirement to HERAS fence the woodland during demolition and construction to prevent access by contractors but I foresee that the fencing cannot be set up until break-out of the old surfacing has been completed. I won't want to see that done by mechanical means as it'll result in large scale root damage. We will need to secure these issues by PC in the event of a detailed application or if demolition goes ahead before then.*
- *Experience of woodland edge developments has shown me that often post-occupancy, woodlands come under pressure from residents who site garden sheds, glasshouses and outbuildings beneath tree canopies. The result is often repeated applications to prune back trees because of nuisance to those structures. I would like to address that through removal of PD rights if possible.*
- *I've had sight of a drawing that suggests a formal access through one corner of the woodland to link to the recreation area beyond. This seems to exploit a current wide gap and therefore I see no objection to that, in fact it may relieve pressure from the trees because currently there are numerous "desire lines" permeating the site that would be better allowed to grow-in."*

Waste Management

Initially raised concerns that the design at that time (without any circulatory road within the site) restricted access by refuse vehicles for the commercial / residential properties, and that the gates to the new dwellings would restrict access for their purposes.

Their concerns are addressed by the revised plans providing the gates are not reintroduced and that each property is provided with sufficient storage space for the standard refuse/recycling containers. They also highlight the need for the road to be sufficiently wide enough and constructed to the standard suitable for a 26 tonne refuse/recycling vehicle.

Ecology Service

They assessed the submitted bat survey and commented that it was appropriately undertaken and that the conclusion it contained that the building could support a bat roost was a valid one. They then highlighted that the demolition of the building would inevitably result in the loss of this roost and so appropriate mitigation was required, and that this could only be agreed when the size of the bat population using the site was known. Accordingly they advised that the council could not favourably determine the application until a night-time emergence survey had been undertaken.

Following receipt of a revised bat survey they made further comments as follows:

"The amended bat survey report is generally satisfactory. As regards the mitigation strategy proposed for avoidance of possible harm to bats (section 9.2 of the amended report) I would recommend that temporary bat roosting provision in the form of bat boxes be erected on nearby trees prior to demolition of the pub commencing. This is because there is sometimes a delay between demolition and construction of the new properties being completed, which would mean that no alternative bat roosting provision may be available for a while post-demolition. Also if bat boxes are available during demolition any bats found during the works would be able to be re-located.

Providing that the above addition is made to the bat mitigation strategy proposed by 'envirotech' I would consider that the nature conservation status of local bat populations could be protected if the development is permitted and therefore that the 'third test' of the Conservation of habitats and Species Regulations 2010 is capable of being satisfied.

I therefore would have no objection to the application on nature conservation grounds.

The implementation of the mitigation strategy for avoidance of harm to bats should be required by condition."

Lytham Civic Society:

"We have no objections in principle to this proposal although it is always unfortunate to lose a community facility. We would ask that attention be paid to the design of the house which would be at a right angle to Forest Drive, and its side elevation would be visible. This is out of keeping with the design of the rest of the estate, so the insertion, of for example, a bay window and some trees would mitigate the effect."

Neighbour Observations

Neighbours notified:	18 November 2014
Amended plans notified:	08 July 2015
Site Notice Date:	28 November 2014
No. Of Responses Received:	20 - letters of objection
Nature of comments made:	3 - letters of support

Objection:

- covenant stating that the 'Hole in One' has to be used as a 'watering hole'
- property appears to have been purchased with aim of running business into the ground
- public house is valuable asset to the local community
- any redevelopment works could be a danger due to the proximity of contractor's vehicles to the children's nursery
- construction traffic danger to pedestrians using Forest Drive
- building of a 2 metre high wall in front of only door inconvenient
- 78 and manoeuvrability restricted need wheelchair access
- Hole in one is only public house in South Park estate and its removal would result in significant loss of amenity for community
- goes against section 70 of NPPF in that recreational facility is being removed from community
- access for hall park centre is being used for the build leaving little parking for the remaining units without this all businesses will be affected
- development will take away 100% of the parking spaces for public house and businesses
- service road to disappear leaving no access for services and deliveries
- 2 metre high wall would be like a prison wall preventing any access to my business on foot
- this is an outrage this pub could be going concern
- capability of management has been mis-directed and not understanding expectations of clientele
- appalling sparsity of notification of application - rear advertising pages of local newspaper likely residents of estate shocked to see fencing
- lighting terrible had to park 10 minutes away and carry 2 year old
- who has rights/ownership of spaces in front of the row of shops and nursery
- plan blocks right of way to the park, which also provides safe walking route to Hall Park Primary School
- plenty of dwellings for sale
- should be making this pub how it once was
- regular patron I became better acquainted with neighbours
- could be popular if run as gastro pub
- leaving heating off is unlikely to make customers return
- if given go-ahead then donkey field next to it is likely to follow suit
- object to blocking of access to Lytham Hall Park Primary School through South Park play area
- has been used unofficially as right of way for over 20 years
- condition of school extension was a travel plan to encourage pedestrian/road safety if route blocked this could have opposite effect
- new parking spaces are on my property until agreement reached this area must not be used for vehicles
- unit holder will have to take over this area for car parking and will have responsibility, I may be interested in selling this area
- public house should remain commercial use of service road illegally blocked since January 2015

Support

- proposed plan is a very sensible proposal
- proven demand for such accommodation
- design of buildings in keeping with the surrounding area
- does need some parking for shop units

- will not impact on our property
- five private dwellings more appropriate for the Lytham Hall Park Estate

Relevant Planning Policy

Fylde Borough Local Plan:

SP01	Development within settlements
HL02	Development control criteria for new housing proposals
EP14	Landscaping of new developments
EP19	Protected species
EP23	Pollution of surface water
EP25	Development and waste water

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

This application seeks outline permission for the demolition of the existing public house known as the 'Hole in One' and erection of five two storey dwellings on a site located within one of the mains settlements in the borough within the Lytham Hall Park Estate.

The application is submitted as an outline application access and layout are applied for with all other matters reserved.

Policies

In determining this application Policies SP1, HL2, EP14, EP19, EP23 and EP25 of the Fylde Borough Local Plan, as altered (October 2005) are relevant together with the aims of the National Planning Policy Framework and Planning Practice Guidance being material considerations.

Principle of Development

Policy SP1 of the Local Plan is supportive of development in defined settlement areas subject to normal planning criteria. This Policy will allow the development of the site for five dwellings subject to the criteria in Policy HL2 being satisfied, along with the other associated policies dealing with detailed matters.

The National Planning Policy Framework advises that local planning authorities need to demonstrate a five year supply of housing land. Fylde's five year housing supply figures have recently been published as at March 2015 and this confirms that the council had a 4.3 year supply against the agreed target of 370 dwellings per annum and so is unable to demonstrate the 5 year supply required by NPPF. As such there is a need for the council to support residential development in appropriate and sustainable locations. The NPPF places a great emphasis on approving schemes for sustainable residential development unless there are 'significant and adverse impacts' from doing so such that

they outweigh the benefits of delivery of housing.

The need to provide housing land is an important consideration in favour of the residential development of this site given its sustainable settlement location and its previously developed status subject to compliance with the criteria of other policies of the plan.

Layout

The site is located where there is a mix of commercial and residential properties as part of the wider Lytham Hall Park estate. The estate is comprised of a wide variety of house styles and types and is suitable for accommodating the five dwellings being proposed in this application.

During consideration of the application the layout has been amended to rotate the position of Plot 1 so that the entrance to the dwelling now faces Forest Drive whilst maintaining a side elevation onto the access road which is in keeping with the front elevations of the other dwellings proposed on Plots 2-5.

The layout of this site takes a linear form with a 5 metre separation distance between plots, with the exception of the Plot 1. The new dwellings have a west to east orientation with even rear garden sizes providing 12 metres to the boundary with 'Mill Hill Wood'.

The proposed layout of the dwellings is considered acceptable and is similar in character to other dwellings in 'cul-de-sac' arrangements located off the main arterial routes throughout this estate. A low 1.1 metre boundary wall is indicated separating the front garden areas from the access road and would also be appropriate in the local context.

Whilst the application indicates two storey dwellings and these would be in keeping with the scale of neighbouring properties, scale is not a matter applied for and so there is no certainty to this in the submission. However, such a scale would be an appropriate limit to the height of dwellings in the area and so a condition is suggested to require that these properties are no more than two storeys to respect the scale of the dwellings in the area.

Neighbours

As the application is in outline with scale and appearance a 'Reserved Matter' the assessment of neighbour relationships is not feasible. However, it is expected that given the layout indicated and the setting of the dwellings backing onto woodland and fronting commercial properties that the erection of these dwellings will not compromise the residential amenity of neighbours.

Access

The development proposes a single main entrance off Forest Drive with a central access road to serve 4 of the dwellings and then link with the service road located to the rear of the commercial properties. A turning head is also to be provided between plots 4 and 5. A footway is indicated across the frontage of the site and alongside the internal access road.

The revised layout has taken account of concerns in respect of access to parking to serve the existing commercial properties both within the new development and to the Forest Drive road frontage and fourteen spaces are to be provided with one space to be allocated for disabled use.

The LCC Highways Engineer has commented that Plot 1 does not allow vehicles to turn within the

plot. However, this layout is consistent with neighbouring properties along Forest Drive and throughout the wider estate and given that this provides access to a single property where reversing / manoeuvrability could be provided it is considered acceptable.

Ecology

The application proposes the demolition of the existing building to provide the proposed residential accommodation. The building has been identified as being of transient use by bats. A European Protected Species Licence will be required for the site and this will necessitate a confirming survey no less than 3 months prior to the licence application, this is in line with Natural England's requirements.

In addition to the above the LPA's Ecologist has recommended that temporary bat roosting provision in the form of bat boxes should be erected in the nearby woodland prior to demolition of the building commencing. On this basis the requirements of the Conservation of Habitats and Species Regulations 2010 is capable of being satisfied.

Drainage

The site is in the settlement where drainage connections will exist and this is a matter that can be addressed by condition.

Protected Trees

The application site is surrounded by woodland protected by Tree Preservation Order 1976/1. The layout of the proposed site should not conflict with those protected trees however, the occupancy of the dwellings may result in a requirement for garden buildings/fences etc. to be erected. A condition to remove 'Permitted Development Rights' including those for curtilage buildings will ensure that permission is to be required so that the impact of any such buildings can be considered upon application.

Other matters

Several neighbour letters refer to a route through this site that has historically been used to as an access to the play park and school beyond. The pub has been closed for several months and the site fenced off which has blocked this route. The development does not propose to re-instate this route. The resident comments suggest that this is an established Right of Way that should be accommodated in the development.

From officer visits to the site the route in question has obviously been used in the past, however it is not indicated as a right of way on the definitive map and so there are no rights for the public to use it. Such rights can be legally acquired by demonstrating 20 years use by the public without interruption under Section 31 of the Highways Act 1980. This is a process that is administered by LCC as the highway authority and whilst it is known that an application has been lodged with them no decision has been made. The outcome of this submission to LCC for a public right of way is not a material consideration in determining this application. It is important that this development provides a suitable arrangement for its occupiers to access the play and education facilities in the area and it is considered that the link to the Forest Drive footway and connections from that point are ample for this requirement.

Comments have also referred to the loss of the public house and statements made that this should

be retained as a 'community asset'. Paragraph 70 of the NPPF refers to social, recreational and cultural facilities and services the community needs and that planning policies and decisions should *"guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs"*.

Unlike the proposed loss of another public house within the town, which Members may recall, the loss of the 'Hole in One' has not raised significant numbers of objections. Whilst the loss may be lamented by some residents and by the local branch of 'Campaign for Real Ale', there has been no request to register the facility as a 'community asset'. It is therefore considered that the requirement to meet the housing need in the borough outweighs the limited benefits of this facility for the community.

Contributions

The Interim Housing Policy has been rescinded, the National Planning Practice Guidance set the affordable housing contributions at a threshold of 10 or more dwellings, whilst the NPPG has recently been challenged a decision has been taken at local level, that the requirements in the Emerging Local Plan which support the NPPG figure will be upheld. Therefore, as this scheme is below the 10 dwelling threshold there are no policy requirements for any contributions from this development.

Conclusions

This application is submitted in outline and relates to the erection of five dwellings on the site of the 'Hole in One' public house on Forest Drive in Lytham. The access arrangements of the development and the layout of the properties are for consideration at this time with matters of scale, appearance and landscaping for future consideration.

The site is within a sustainable location and is surrounded by other residential properties and five commercial units. It is considered that the development complies with the criteria of the relevant policies of the Fylde Borough Local Plan and the aims of the NPPF and NPPG and will assist with the provision of additional housing in the borough to meet the housing targets.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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.

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. This consent relates to the following plans and / or reports:
 - Location Plan - drawing no. A014/144/P/01 REV. A
 - House type & typical garage, elevation and floor plans - drawing no. A014/144/P/101
 - Site plans & street scene - drawing no. A014/144/P/100 REV. D
 - Bat survey - Envirotech dated 10th July 2015

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

3. Before any works are commenced on site, details of the reserved matters of appearance, scale and landscaping shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance with such approval.

Reason: The application was submitted in outline in accordance with the provisions of the Development Management Procedure Order (2015) and so these details remain to be agreed by the Local Planning Authority

4. The dwellings hereby approved shall not exceed 2 storeys in height.

To ensure that the development hereby approved is of an appropriate scale for the surrounding area as required by NPPF and Policy HL2 of the Fylde Borough Local Plan.

5. That prior to the commencement of any development hereby approved a schedule of all materials to be used on the external walls and roofs of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. This specification shall include the size, colour and texture of the materials and shall be supported with samples of the materials where appropriate. Once this specification has been agreed it shall be utilised in the construction of the dwellings and only varied with the prior written consent of the Local Planning Authority.

Such details are not shown on the application and to secure a satisfactory standard of development.

6. That prior to the commencement of any development details shall be submitted to and approved in writing by the Local Planning Authority of the proposed ground levels across the site, and the proposed Finished Floor Levels of the proposed dwellings. The development of the site shall be undertaken in accordance with these approved details unless any deviations are submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the plot in question.

To ensure the site is constructed with a satisfactory appearance in the Countryside as required by Policy HL2 of the Fylde Borough Local Plan.

7. Prior to the commencement of the development hereby approved, full details of the means of surface water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage shall not include any connections to the public foul sewer system and should it involve a Sustainable Urban Drainage System (SUDS) then details of the future management of the SUDS and a management company that will be established to oversee the maintenance of the drainage system shall form part of the submitted scheme. The approved works shall thereafter be implemented, fully commissioned and maintained on site during the development.

Reason: To ensure a satisfactory means of drainage is provided and that there is no increase in the volumes of surface water discharged from the site.

8. Prior to the commencement of the development hereby approved, full details of the means of foul water drainage of the residential development area shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented during the development and shall include that the development is drained on a separate system with only foul drainage connected into the foul or combined sewer.

Reason: To ensure that appropriate measures are taken to provide suitable drainage from the site as required by Policy EP25 of the Fylde Borough Local Plan.

9. Prior to the commencement of development full details of the following access arrangements shall be submitted to and agreed in writing by the local planning authority.

- the construction and surface materials for the new access road and associated footway
- the modification of the existing footway to Forest Drive to accommodate the new access
- the reinstatement of the existing access point and associated footway to serve plot 1
- the surfacing and modification of access arrangements to communal parking areas numbered 1-4 and 5-14 on the approved site plan
- the connection of the new access road to the existing service road for the commercial units to provide an uninterrupted circulatory route through the site.

This scheme shall include details of the phasing of the works although this shall confirm that all works are to be completed and available for use no later than the first occupation of any dwelling hereby approved.

Reason: To ensure satisfactory arrangements for the access and parking associated with the development as required by criteria 9 of Policy HL2 and NPPF.

10. Prior to the commencement of development details and samples of materials of all boundary treatments around the site perimeter, between individual neighbouring plots and between plots and the internal roadway shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed boundary treatment shall be constructed in accordance with the details agreed and retained in the approved form unless previously agreed in writing by the local planning authority.

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.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- the identification of the site access for construction traffic
- the parking of vehicles for customers of the nearby commercial units
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- hours of operation

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

12. Prior to any development activity commencing, the area of trees surrounding the site, known as Mill Hill Wood, which is protected by Fylde Council Tree Preservation Order 1976/1 will be secured by erecting HERAS fencing at the woodland edge. The purpose of this fencing is to create an exclusion zone to prevent any part of the woodland being used for operational activities. Where break-out of the current hard surface near the woodland is necessary, the HERAS fencing may be

temporarily removed by agreement with the Council's Tree Officer, to be replaced as soon as this operation is completed.

Within, or at the perimeter of the woodland, all of the following activities are prohibited:

- Lighting of fires;
- Storage of site equipment, vehicles, or materials of any kind;
- The disposal of arisings or any site waste;
- Any mechanical excavation;
- Trenching;
- The washing out of any containers used on site;
- Disposal of unused construction materials.
- HERAS fencing must not be removed without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.
- Removal of the current hard surfacing within 3 metres of the woodland edge **must not be done using mechanical means**. Hand-tools will be used to break-out and take away the existing hard surfacing within this 3 metre generic root protection area.
- Where tree roots larger than 25mm are encountered during manual excavation, they will be neatly severed using handsaws, and soil replaced around them as soon as practicable afterwards.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided, as well as to prevent access to the woodland area to contractors during the demolition and development process, so that the woodland's health and public visual amenity is not diminished by development activity.

13. The development hereby approved shall be implemented in accordance with the mitigation strategy set out in the 'Envirotech Bat Survey' dated 1st June 2015 received by the LPA 13th July 2015 or any replacement report or survey that is undertaken and subsequently approved by the Local Planning Authority should the development not be implemented within 12 months of the date of the existing report).

To safeguard the population of Bats during the development as they are protected species; in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraphs 117 and 118 of the NPPF.

14. Prior to commencement of demolition of the existing public house building temporary bat roosting boxes shall be erected on nearby trees. The number of boxes, design and location shall first have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved bat boxes shall be provided and ready for use prior to demolition.

To safeguard the population of Bats during the development as they are protected species; in accordance with Policy EP19 of the Fylde Borough Local Plan, as altered (October 2005) and Paragraphs 117 and 118 of the NPPF.

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

[CLASS VARIABLES

- A House Extensions.
B&C Roof Extensions/alterations
D Porches

E	Curtilage buildings
F	Hardstanding
G	Chimneys
H	Satellite antenna]

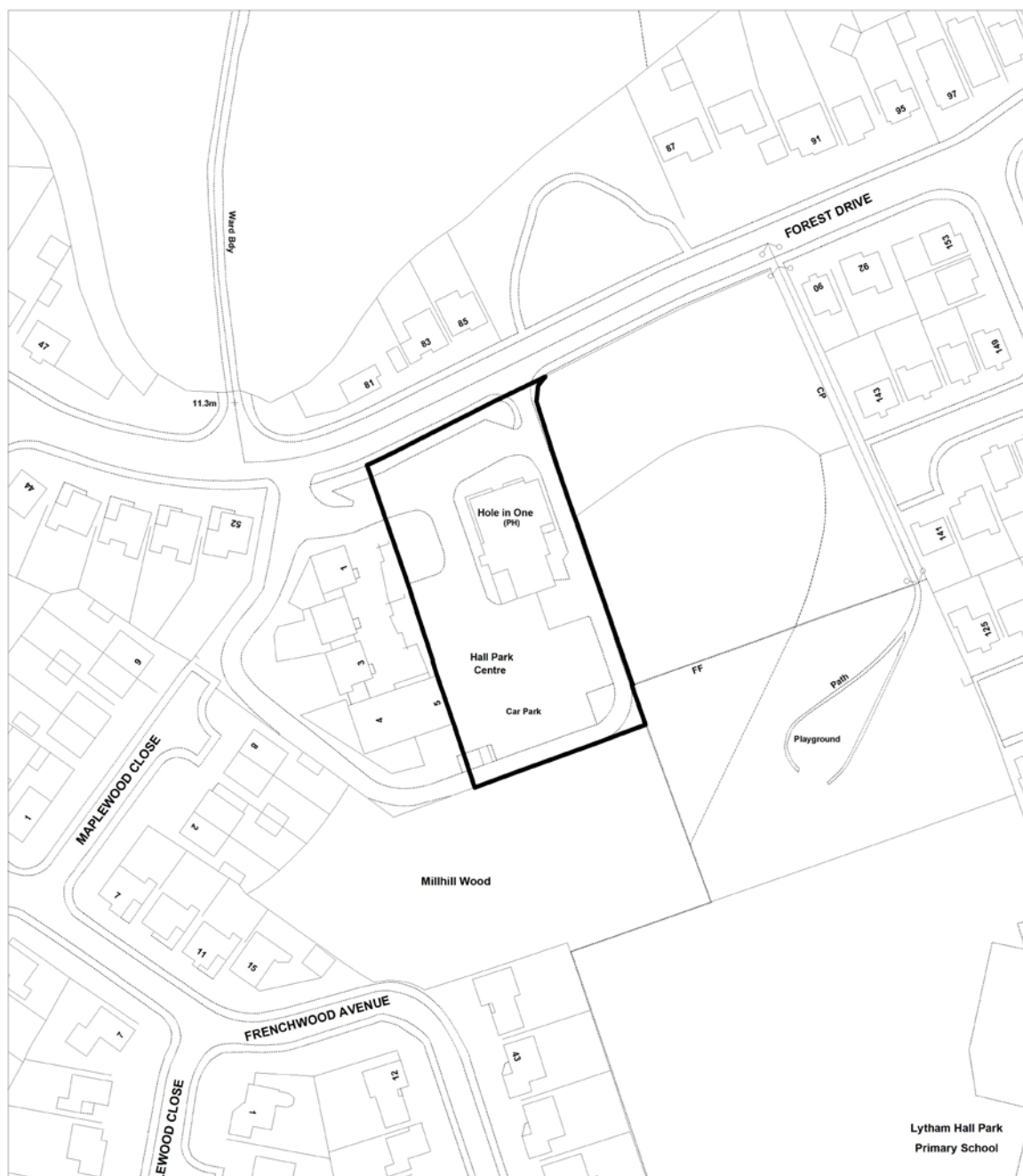
To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area

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

[CLASS VARIABLES

A	Gates, walls, fences
B	New access
C	Exterior treatment]

To ensure that the Local Planning Authority has control over any future development of the dwelling[s] which may adversely affect the character and appearance of the dwelling[s] and the surrounding area.



Development Services Fylde Council		(c) Crown Copyright and database right (2015). Ordnance Survey (100006084).	
Application No. 5/14/0786	Address Hole in One, Forest Drive, Lytham St Annes	Grid Ref. E.3357 : N.4275	Scale 0 6 12 18 24 m

Item Number: 2

Committee Date: 9 September 2015

Application Reference:	15/0326	Type of Application:	Full Planning Permission
Applicant:	Ms Allen	Agent :	Ben Jurin Architecture Ltd
Location:	GIRL GUIDE H Q, 67 LEACH LANE, LYTHAM ST ANNES, FY8 3AN		
Proposal:	PROPOSED ERECTION OF TWO STOREY BUILDING PROVIDING REPLACEMENT GIRLGUIDING FACILITY WITH ASSOCIATED LANDSCAPING, PARKING AND ANCILLARY DEVELOPMENT		
Parish:	ST LEONARDS	Area Team:	Area Team 1
Weeks on Hand:	17	Case Officer:	Rob Clewes
Reason for Delay:	Attempted negotiations to resolve difficulties		

Summary of Recommended Decision: Refuse

Summary of Officer Recommendation

The application relates to 67 Leach Lane which is a single storey building and its curtilage that serves as the base for the local Girl Guides. It is located at the edge of the settlement of St Annes with residential properties around on all sides other than to the north which is the outfield to Blackpool Airport. The site is in the settlement with the airport land being within the green belt.

The application proposes a development that seeks to replace the existing building with a new larger building which is capable of providing greater facilities. The concept of a replacement building and use of the site for community purposes is considered acceptable. However the resulting intensification of use of the site, as a result of the provision of greater facilities and increased use will lead to a far greater impact to the amenity of the neighbouring properties on Rodney Avenue. The increase in noise and disturbance along with a greater loss of privacy all from the increased use of the site will have a detrimental impact on these properties at a level not currently experienced. It is therefore considered that this impact to amenity is unacceptable.

In addition the proposed replacement building is far larger than the existing building and whilst a larger replacement building is in principle not unacceptable, the size and position of the building that is proposed in this application is considered to be overly large and will result in a cramped and dominant appearance within the site and the surrounding area. The existing openness of the site will be lost and the lack of any space around to provide meaningful landscaping exacerbates this dominance further. It is therefore considered that the design of the replacement building is unacceptable.

The development of the site will clearly provide enhanced facilities for the girl guides and for other such community groups to use and so will in that respect accord with the requirements of the NPPF to support healthy communities. However these benefits need to be balanced against the appropriateness of the scale of the building, the impact it could have on the

character of the area and neighbouring residents and other material planning considerations. In this case there is considered to be harm to a number of these aspects which is to such a degree that it outweighs the benefits of the development and so the proposal is to be recommended for refusal. This is on the basis that it is contrary to paragraphs 17, 61, 64 of the NPPF and Policies CF1, EP30 and TREC12 of the Fylde Borough Local Plan and therefore recommended for refusal.

Reason for Reporting to Committee

This application has been brought before the Development Management Committee as Head of Planning and Regeneration considers the proposal to be of significant public interest.

Site Description and Location

The application site is the existing Kilgrimol Girl Guides site located on the western side of Leach Lane and to the north of the properties on Rodney Avenue. The site is located within the Lytham St Anne's settlement boundary. The site is a strip of land which stretches East/West with the existing building located at the Eastern end. The building is single storey with a dual pitched roof with front and rear gable ends. To the western end there is an area of hard standing which is used as an area for outdoor activities. The site consists of natural landscaping with mature trees along the southern boundary to the dwellings on Rodney Avenue and bushes and trees along the northern boundary to the airport.

The properties to the south are semi-detached residential houses which back onto the application site and are separated from the site by a brick wall which is approximately 1.2m high on the application site side. To the north of the site is Blackpool Airport which in the immediate area is an open expanse of land that is not actively used, and is separated from the site by a 2m high post and wire fence line. The Airport is defined as Green Belt land in the adopted Fylde Borough Local Plan.

Details of Proposal

The proposal is for a replacement building to be used by the Girl Guides as well as acting as a community/activity centre. The new building is positioned further west (to the rear when viewed from the access point) with a new car park is proposed between the building and the entrance from Leach Lane. The building is 48.4m long and 9.3m wide. The roof is non-symmetrical with the eaves height on the south facing elevation at 4.5m and at 6.3m on the north facing elevation. The ridge is 8.2m high and so it allows for two storeys of accommodation with windows provided along both side elevations to serve these albeit that those on the south are in the roofslope due to its reduced eaves height.

The building is of a contemporary design with a large glazed front elevation facing Leach Lane. The elevations are to be clad in horizontal red cedar timber boarding. Other elements of the proposal include a grass top veranda/parking bay landscaped areas and solar PV panels on the roof.

Relevant Planning History

Application No.	Development	Decision	Date
04/0707	ERECTION OF METAL CONTAINER BUILDING TO REPLACE EXISTING SHED	Granted	24/09/2004
03/0809	REMOVAL OF CONDITION NO2 ON PLANNING	Granted	15/10/2003

93/0625	PERMISSION 5/87/053 PROPOSED NETBALL COURT AND LAND IMPROVEMENTS	Granted	08/12/1993
91/0143	ERECT SINGLE STOREY REAR PORCH AND BIN STORE.	Granted	24/04/1991
87/0053	AMENDMENT TO CONDITION NO2 ON APPLICATION 5/82/71	Granted	25/02/1987
82/0071	GIRL GUIDES DISTRICT HQ.	Granted	03/03/1982

Relevant Planning Appeals History

None

Parish/Town Council Observations

St Anne's on the Sea Town Council notified on 19 May 2015 and support the application stating:
"We support this sustainable contemporary eco-development. We like the solar glazing and grass roof. It accords with the Town Council's emerging Neighbourhood Plan".

Statutory Consultees and Observations of Other Interested Parties

National Air Traffic Services

Comments - No comments received

Blackpool Airport

Comments - No comments received

Lancashire County Council - Highway Authority

Comments - No objections. The car parking layout shows 6 spaces in tandem along the southern boundary to the development site. These spaces should be a minimum of 6m long, however, the amendment would result in a reduction in the number of spaces. This is not unacceptable as it is not considered that it would lead to any highway safety or access issues.

Regeneration Team (Trees)

No objections.

"There are nine trees forming a line that runs parallel to properties on Rodney Avenue which are a mixture with sycamores, horse chestnuts, alders and willows. Of these only two sycamores offer any promise of future amenity, but this has to be offset against the impracticality of their siting: at only a metre from the boundary walls of the houses at 2-14 Rodney Avenue I suspect they will become a nuisance to properties when fully mature. These are trees with 20 metre growth potential, so conflicts between them and properties is very foreseeable.

The larger of the horse chestnuts is in the grip of a severe bleeding canker infection; the willow is in decline and showing a sparse canopy. If these trees have a benefit it's probably as screening for those few houses affected but I feel this benefit isn't a sustainable one because in some years' time the trees will pose problems that outweigh those benefits.

On balance I see no reason not to agree to tree removals. These aren't TPO candidates,

and their merits such as they are don't warrant a layout redesign or retention by planning condition."

United Utilities

They highlight that a surface water pressurized rising main crosses this site and that they will not permit building over it with an access strip width of 3 metres either side of the centre line of the sewer to be maintained for maintenance or replacement so as to accord with the minimum distances specified in the current issue of "Sewers for Adoption". They also refer to the potential need for a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary to protect the building in the event of failure of the pressurized pipe. They then offer contact details for the applicant to have any further discussions on this point.

Regeneration Team (Urban Design)

They express concern over the position of car parking along the boundary fence of no 65 will be intrusive and inappropriate and suggest that a buffer landscape treatment would be helpful in this area. They refer to the plan's indication of landscape treatment to the immediate environ of the building but not to the whole site and as the application indicates activity such as Netball courts to the rear it would be useful for this landscaping to extend along the whole boundary.

The busiest point is the main entrance and no 10 and 12 do benefit from limited landscape screening. The area appears to be foot ways to their immediate boundary which will impact on noise levels, traffic, visitors etc. and the plans should be amended to show a landscape buffer in this location. Details of the tree species, stock size and ground cover would assist proper consideration of the scheme.

Neighbour Observations

Neighbours notified: 19 May 2015

Site Notice Date: 3 June 2015

No. Of Responses Received: 7 responses of objection received

Nature of comments made:

- The urban scale and design of the building is out of keeping with the area and will appear incongruous in the area and uniform characteristic landscape.
- The proportion of the building is out of kilter with the surrounding buildings and will be overbearing.
- Increase surface water flooding due to loss of grassed area and increase in building size and hard standing.
- Impact to wildlife.
- Impact to existing trees.
- Properties backing onto site have unrestricted views allowing openness and the proposed building will destroy this with a large featureless wall next to the rear boundaries.
- Loss of light.
- Loss of privacy due to loss of trees, increase in activity and outdoor seating area.
- Increase in noise and disturbance particularly from large groups and functions.
- Building appears more like a hotel.
- Increase in light pollution from external lighting and security lights.
- If asbestos is present in the existing building will it be disposed of correctly.
- Original condition on the site were put in place to safeguard the amenities of the

neighbourhood which are now at risk from the increased capacity and facility of the proposal.

- Concerns over the length and intensive building work and impact on neighbouring properties.
- Proposal will de-value the neighbouring properties.
- Many different groups and organisations will be using the building intensifying the usage.
- Outdoor areas used for activities will be lost.
- Previous non-guide groups have been noisy in the past. Will this be a more regular occurrence?
- The Girl Guides could buy some additional land off the Airport to allow more room to develop instead of overdeveloping a narrow plot.
- Building is not simply a replacement building but a huge dominating two-storey building.
- Building does not enhance the surrounding area.
- Properties on Rodney Avenue have rear gardens which are lower than the application site therefore the architects site section drawing is wrong as it does not show this.
- Building is much closer to the neighbouring properties than the existing building.
- Proposal will be in breach of Protocol 1, Article 1 and Article 8 of the Human Rights Act.
- Building could be used 24hrs a day leading to greater disturbance.
- No tree survey has been submitted.

Relevant Planning Policy

Fylde Borough Local Plan:

SP01	Development within settlements
CF01	Provision of community facilities
TREC12	Retention of indoor sport & leisure facilities
EP12	Conservation trees & woodland
EP13	Planting of trees, hedgerows and woodland
EP14	Landscaping of new developments
EP27	Noise pollution
EP28	Light pollution
EP30	Development within floodplain's
TR10	Car park design

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

None

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

The principle of a replacement building

The NPPF seeks to support developments that promotes healthy communities and facilitates social interaction. The application site is located within the settlement boundary of St Annes and has been used in its current capacity for over 30 years (including the existing building) and the principle of this community based use on the site is a well-established and acceptable one. Accordingly the principle of retaining this use and upgrading the facilities to provide for that use are acceptable

As the proposal is for community and recreation facilities Policies CF1 and TREC12 of the Fylde Borough Local Plan apply to the proposal. Policy CF1 deals with Community Facilities and is supportive of them subject to a series of criteria. Policy TREC12 relates to indoor sport and leisure facilities and protects them from loss and supports their establishment or improvement subject to criteria being met.

Design and impact to the character of the area

The NPPG advises that proposed developments should relate well to their surroundings and their layouts should be considered in relation to adjoining buildings, streets and spaces as well as views, vistas and landmarks into and out of the site. It advises that stand alone buildings can create ill-defined spaces around them if poorly designed. Furthermore it states that the size of individual buildings and their elements should be carefully considered as size and mass will influence character, functioning and efficiency of an area. Too much building mass may feel overly cramped and oppressive.

Criteria 3 of Policy CF1 seeks to ensure that the development is appropriately site, designed and landscaped and would not prejudice the visual amenities of the character of the area. Criteria 1 and 3 Policy TREC12 seek to ensure that the development is appropriate in terms of scale, siting, space around buildings, materials and design and that areas of open space are not lost.

The appearance of the proposed building is significantly different to the existing building. The existing building has a simple functional appearance whereas the proposed replacement building is of a contemporary design using natural materials to present a building which will appear as an obvious contrast to the inter-war housing on Rodney Avenue and the other general housing styles seen in the surrounding areas. Whilst the design does not strictly comply with criteria 1 of Policy TREC12 the design approach is not considered unacceptable as it is an innovative approach and is clearly for a different land use to those residential properties. Proposing a modern style building will not create a detrimental impact to the surrounding area and will provide a contrast to the inter-war style seen adjacent the site and will help create a sense of individuality which would not have an unacceptable impact on the character of the wider area. The use of red cedar cladding helps accentuate the cotemporary appearance and its use as an external material is considered acceptable. Whilst the use of additional glazing on the north facing elevation would help reduce the massing and intensive use of the Red Cedar cladding natural appearance is nevertheless considered acceptable. One issue with cedar cladding is its tendency to weather, especially in areas highly exposed. When weathered cedar cladding can alter the appearance of a building to its detriment due to the uneven weathering and change of colour. The reason the red cedar cladding is considered acceptable is due to the sharpness it will create and the overall feeling of a warm natural appearance. This will be dependent on its maintenance and so it would be appropriate to impose a condition to require its maintenance to retain that original finish if the scheme were to be acceptable in other respects.

Whilst the modern design concept is considered acceptable its overall size creates a significant impact. The existing building is small scale and proportionate for the site. The footprint and position on the site allows for it to be set back from the boundaries on all sides other than the airport, but even in that respect there is space for planting to become established to soften its appearance in views from the airport and from the north on Leach Lane. The planting includes well established trees between the building and the Rodney Avenue dwellings that create a harmonious relationship with those properties. These aspects combine to ensure that the site retains a general sense of openness that reflects its position at the edge of the settlement and greenbelt.

The proposed building is significantly larger than the existing building (approx 60% in foot print and 130% in volume) and this increase in size and mass will have a significant impact on how the building sits within the site and relates to the surrounding area. It is also notably taller. The overall increase in the foot print, height and bulk of the building is such that it necessitates the removal of the majority of the existing trees and landscaping, the positioning of the two storey building immediately against the northern site boundary, a more prominent impact of the building viewed from off-site, and the need for a larger parking and service area that hard surfaces all the space to the front and side of the building. It is considered that this will result in a development that will appear cramped within its setting and within the narrow site itself thereby creating an incongruous feel and appearance. The impact on the streetscene will be a change from a subtle soft boundary and a low profile single storey building to one of a two-storey 6.3m high wall with no landscaping in front, and this will result in a form of massing and scale that is considered unacceptable on the very edge of the settlement.

This impact is considered to be so harmful that it is conflict with the requirement in criteria 1 of Policy TREC12 for development to be in keeping with the character of the locality in terms of scale, siting, and space around the building. It is also contrary to criteria 3 of Policy CL3 that requires development to be appropriately sited and landscaped so as to not prejudice visual amenity and the character of the area. These policies are dated but their requirements accord with paragraphs 61 and 64 of the NPPF and so they remain relevant.

Impact to residential amenity

Criteria 2 of Policy TREC12 and Criteria 2 of Policy CF1 of the Fylde Borough Local Plan seek to resist development that would create an unacceptable impact to, or prejudice, the amenity of neighbouring residential amenity. The existing building currently sits behind three of the properties on Rodney Avenue (No. 2, 4 and 6), with the larger replacement building proposed siting behind No.6, 8, 10, 12, 14 and 16 with a raised outdoor seating area behind No.4 Rodney Avenue. Whilst loss of view is not a material planning consideration the size (length and height) and positioning of the replacement building will reduce the sense of openness and rear aspect that the properties on Rodney Avenue currently enjoy. The loss of this will contribute to a feeling of overbearing and dominance to the detriment of the residential amenity of the occupiers of these properties. This is exacerbated by the 48.4m length of the building which is two-storey's high, the rear gardens of the Rodney Avenue properties being at a lower ground level, and the loss of the existing intervening trees that will make this building more apparent.

From the submitted details and some contact with the agent involved in it the application proposes a broadening of the use of the site to include a greater variety of groups/organisations beyond simply the girl guides with this intended to provide support to the viability of the project and the future operation of the facility. This raises further issues for the potential impact on the amenity of these occupiers. It is considered that in a general capacity wider use is acceptable, however the

applicants wish for the replacement building to be unrestricted thereby allowing potentially continuous use of the site in varying degrees.

When originally granted consent the existing building had conditions placed on it restricting its use to prevent activity beyond 22.30 at night. Over the years these restrictions were eased to allow some overnight stays and were then removed in 2003. Although the removal of the condition was considered acceptable it was based on the use of the existing building which provides a certain level of limited facilities. The existing building consists mainly of the hall/activity room, kitchen, toilets and two small bunk rooms. The replacement building will consist of a hall, meeting/dining room, kitchen, games room, toilets, plant room and several store/utility rooms on the ground floor and seven bedrooms and laundry on the first floor capable of sleeping up to 28 people.

As such the proposed building provides a far greater level of facilities which would be capable of catering for a much wider scope of groups and organisations providing residential facilities on a much more regular basis and in larger numbers than the occasional and limited use that can currently be experienced. This is highlighted by the indoor activity space of the building (hall/meeting room/games room) being only 25% of the actual overall floor space proposed. This intensification of use including the outdoor areas (including outdoor seating) will create an increase in impact to the detriment of the neighbouring properties in terms of noise and disturbance at a level not currently experienced. The increased comings and goings of visitors, the noise associated with vehicles next to residential boundaries will add to the increased level of disturbance.

This intensification of use will also lead to the likelihood of greater activity and use of the outdoor areas, in particular the outdoor seating area. Due to the low height of the boundary wall with the properties on Rodney Avenue, the proximity of the building and surrounding ground to this boundary and the removal of well-established trees there is a far greater risk of a loss of privacy. Although the scheme does propose re-planting it is not considered sufficient to mitigate the resulting impact.

The greater scale of the suite and its use will inevitably increase the use of the access. This is positioned immediately adjacent to the side elevation of 65 Leach Lane which is a semidetached house that has its kitchen and other habitable room windows in very close proximity to the site boundary. The increased level of use of the access and fully hard-surfaced parking area immediately across the boundary from the property will be detrimental to the amenity that they can enjoy in that property.

Other concerns have been expressed about loss of sunlight and the illumination of neighbouring gardens and these are considered to be issues that are acceptable or can be controlled by condition. However, the detrimental impacts from the scale of the building and the activity it could support are such that the proposal fails to comply with Criteria 2 of both Policy CF1 and TREC12 of the Fylde Borough Local Plan or paragraph 17 of the NPPF.

Trees and landscaping

The proposal includes the felling of 5 trees from the site as well as the removal of existing boundary treatments along the northern boundary and the replanting of new landscaping along the northern and southern boundaries. The Council's Tree Officer has raised no objection to the removal of the trees identified to be felled as they are either in poor health or offer little amenity value. Whilst their loss is considered acceptable the proposed planting scheme is not considered sufficient for a scheme of this type or size. The Urban Design Officer highlighted the lack of an adequate landscape buffer between the site and the residential properties on Rodney Avenue which would help to mitigate the

visual impact of the building and noise coming from the use of the site. Furthermore the lack of information on the proposed planting does not allow for a detailed assessment of the suitability of the proposed planting scheme. Policy EP14 of the Fylde Borough Local Plan seeks that suitable provision for landscaping is included within proposed developments. It is not considered that the landscaping scheme for the proposal is currently acceptable, and that this limited landscaping emphasises the previously expressed concerns over the scale of the building on the site.

Impact to flooding

The application site does not lie within Flood Zones 2 or 3 for fluvial or tidal flooding as indicated on the Environment Agency (EA) flood map. However the EA's surface water flood map indicates that the site is susceptible in parts to a high level of surface water flooding. Criteria 1, 2 and 3 of Policy EP30 of the Fylde Borough Local Plan seek to restrict development that would lead to an unacceptable risk of flooding.

The submitted Design and Access Statement indicates that a Sustainable Urban Drainage System (SUDS) will be used on the site, but the proposal does not include any details as to how this is to be achieved in terms of provision of ponds, swales, drainage outfalls, etc. This is clearly an omission in the submission that could have implications for the implementation of a permission were one to be granted, particularly with the presence of the water main running through the site impacting on how the site can be drained.

Whilst a condition could be attached to a consent requiring a scheme to be agreed there are no assurances that a suitable and effective SUDS scheme can be achieved post decision when taking into account the increase in size and repositioning of the new building and the addition of further hard standing. The proposal is therefore not considered to comply with Criteria 1, 2 and 3 of the Policy EP30 and Criteria 5 of Policy CF1 of the Fylde Borough Local Plan.

Impact to highway safety

The development proposes an acceptable level of off street parking and the site has access to good public transport links. County Highways raise no objection to the proposal except for the size of the parking spaces adjacent No.65 Leach Lane. It is considered that an acceptable parking layout can be achieved via a suitable condition and so no objection to the proposal is raised on this basis.

Other matters

Other issues highlighted from the representations made raised concerns over the demolition of the existing building, de-valuing of property, impact to wildlife and inaccuracies on the submitted plans.

The method of demolition of the existing building and disposal of the resulting material is the responsibility of the contractor who should adhere to all relevant legislation and health and safety protocols. The de-valuing of property is not a material planning consideration and therefore forms no part of this assessment. The application site is not located within a Biological Heritage Site or SSSI and it was therefore considered that an ecological assessment was not required. However any wildlife that may be present on the site is protected by the Wildlife Act 1981 which is not overridden by the granting of planning permission.

The submitted plans are to an accurate scale and clearly show the development as proposed. The cross section drawing indicates land levels that are the same across the site and across the properties on Rodney Avenue. Evidence has been submitted that the gardens of the properties on

Rodney Avenue are lower than the application site. This has been noted and taken into consideration as part of the assessment. It was not considered necessary to seek an amended plan as site levels can be agreed and confirmed via an appropriate condition.

Conclusions

The application relates to 67 Leach Lane which is a single storey building and its curtilage that serves as the base for the local Girl Guides. It is located at the edge of the settlement of St Annes with residential properties around on all sides other than to the north which is the outfield to Blackpool Airport. The site is in the settlement with the airport land being within the green belt.

The application proposes a development that seeks to replace the existing building with a new larger building which is capable of providing greater facilities. The concept of a replacement building and use of the site for community purposes is considered acceptable. However the resulting intensification of use of the site, as a result of the provision of greater facilities and increased use will lead to a far greater impact to the amenity of the neighbouring properties on Rodney Avenue. The increase in noise and disturbance along with a greater loss of privacy all from the increased use of the site will have a detrimental impact on these properties at a level not currently experienced. It is therefore considered that this impact to amenity is unacceptable.

In addition the proposed replacement building is far larger than the existing building and whilst a larger replacement building is in principle not unacceptable, the size and position of the building that is proposed in this application is considered to be overly large and will result in a cramped and dominant appearance within the site and the surrounding area. The existing openness of the site will be lost and the lack of any space around to provide meaningful landscaping exacerbates this dominance further. It is therefore considered that the design of the replacement building is unacceptable.

The development of the site will clearly provide enhanced facilities for the girl guides and for other such community groups to use and so will in that respect accord with the requirements of the NPPF to support healthy communities. However these benefits need to be balanced against the appropriateness of the scale of the building, the impact it could have on the character of the area and neighbouring residents and other material planning considerations. In this case there is considered to be harm to a number of these aspects which is to such a degree that it outweighs the benefits of the development and so the proposal is to be recommended for refusal. This is on the basis that it is contrary to paragraphs 17, 61, 64 of the NPPF and Policies CF1, EP30 and TREC12 of the Fylde Borough Local Plan and therefore recommended for refusal.

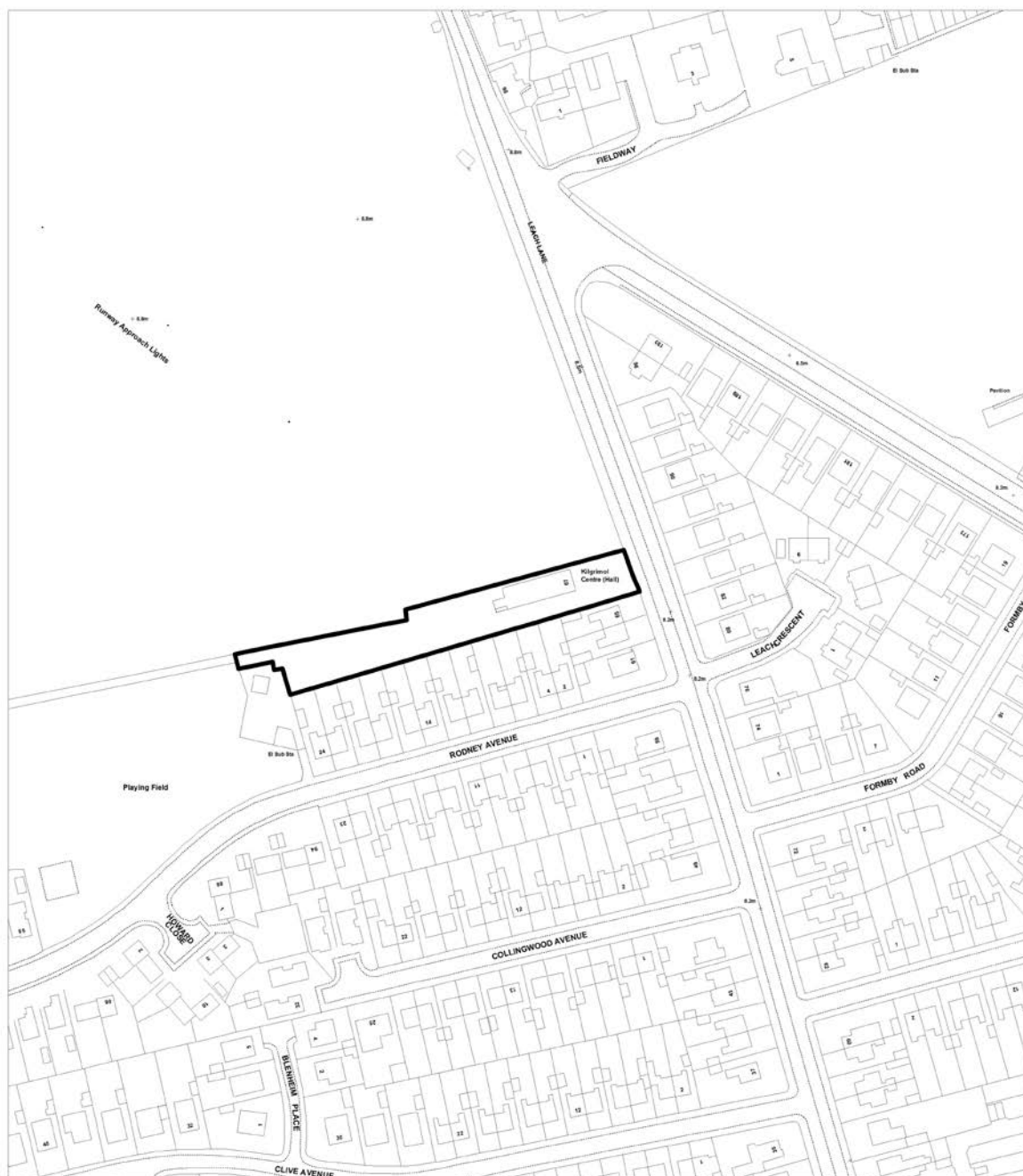
Recommendation

That Planning Permission be REFUSED for the following reasons:

1. The proposed development would be detrimental to the amenities of adjacent residents of Rodney Avenue (2 to 20 inclusive) by reason of its height, scale and mass. The replacement building would appear visually dominant and overbearing when viewed from properties on Rodney Avenue to the detriment of residential amenity, contrary to the NPPF and Policies CF1 and TREC12 of the adopted Fylde Borough Local Plan.
2. The proposed development would be detrimental to the amenities of adjacent residents of Rodney Avenue (2 to 24 inclusive) and No.65 Leach Lane due to the intensification of the use of the site. It is not considered that intensification of use of the application premises can be justified at the

expense of local residential amenity and that the development will lead to an unacceptable increase in levels of noise and disturbance to the properties on Rodney Avenue and No.65 Leach Lane contrary to the NPPF and Policies CF1 and TREC12 of the adopted Fylde Borough Local Plan.

3. The proposed development, by reason of its height, scale, mass and appearance would appear as an obtrusive and incongruous form of development in an area with a high degree of openness to the detriment of the appearance and character of the surrounding area, contrary to the NPPF and Policies CF1 and TREC12 of the adopted Fylde Borough Local plan.
4. The proposed development would constitute inappropriate development in an area at high risk of surface water flooding. Inadequate evidence has been submitted to show that a suitable Sustainable Urban Drainage System can be implemented on the site thereby reducing the risk of surface water flooding to the site and neighbouring properties. The proposal will therefore increase the number of people and properties at risk of flooding, contrary to Policies CF1 and EP30 of the adopted Fylde Borough Local Plan.



Development Services Fylde Council		(c) Crown Copyright and database right (2015). Ordnance Survey (100006084).	
Application No. 5/15/0326	Address 67 Leach Lane, Lytham St Annes	Grid Ref. E.3324 : N.4305	Scale 0 10 20 30 40 m

Item Number: 3

Committee Date: 9 September 2015

Application Reference:	15/0337	Type of Application:	Full Planning Permission
Applicant:	Lightsource SPV 153 Ltd	Agent :	Lightsource Renewable Energy Ltd
Location:	STAINING WOOD, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PH		
Proposal:	INSTALLATION OF A 4.9 MW SOLAR FARM AND ASSOCIATED INFRASTRUTURE INCLUDING PV PANELS, MOUNTING FRAMES, INVERTER, TRANSFORMER, POLE MOUNTED CCTV CAMERAS AND FENCING		
Parish:	WARTON AND WESTBY	Area Team:	Area Team 1
Weeks on Hand:	16	Case Officer:	Matthew Taylor
Reason for Delay:	Need to determine at Committee and awaiting consultation replies		

Summary of Recommended Decision: Grant

Summary of Officer Recommendation

The application seeks full planning permission for the installation of a 4.9MW solar farm on a 12.1 hectare site spanning two land parcels which are presently used for agriculture. The site falls within the Countryside Area as defined on the FBLP Proposals Map. The energy generated by the proposed solar farm would be sufficient to 1,352 households and, in accordance with the NPPF, the development's contribution towards renewable energy generation weighs heavily in favour of the scheme.

The solar farm would comprise a series of ground-mounted arrays with a maximum height of 2.1m laid in horizontal rows across two land parcels, with clusters of ancillary buildings in three locations. The proposed development, by virtue of its size, scale and the materials used in its construction, would have an inherently industrial appearance which would encroach into the countryside. However, extensive screening would be introduced as part of the scheme in order to form a perimeter of vegetation to the site boundaries and soften its impact on landscape character and surrounding uses. The development's visual impact would also be minimised by virtue of surrounding topography, its separation with public vantage points on nearby roads/footpaths, the limited height of the arrays and the fact that any such impacts are reversible following decommissioning (after *circa* 30 years).

The development would result in the loss of a significant area of best and most versatile agricultural land. Nevertheless, the applicant has demonstrated that there are no sequentially preferable sites of a lower grade (including brownfield sites) which are available and/or capable of accommodating the development. Agricultural use of reduced productivity (e.g. grazing of animals) could continue during the operational period of the solar farm, and the land restored to its previous use following decommissioning. Substantial biodiversity enhancements would also be delivered as part of the scheme to mitigate any adverse impact in this regard.

Satisfactory arrangements would be made for vehicle access as part of the scheme and the level of traffic generated by the development would be sufficiently limited (both in terms of the number and frequency of visits) to ensure no adverse impact on highway safety. Owing to its present agricultural use, habitats on the site are generally of low value and in abundance elsewhere in the locality. The submitted ecology surveys (and mitigation measures proposed therein) have sufficiently demonstrated that the development would not, either individually or cumulatively, have any adverse impacts on the favourable conservation status of protected species. Satisfactory measures can be put in place to ensure that the development has no adverse impacts in terms of flooding and no harmful effects would arise with respect to noise or glint and glare (including to aviation). The site's relationship and separation with surrounding heritage assets and hazardous installations also ensures that these factors do not represent constraints to development.

In conclusion, it is considered that the enhancement and mitigation measures proposed, in combination with the substantial benefits which the development would bring with respect to renewable energy generation, are sufficient to outweigh any negative impacts that would arise as a result of the scheme. The proposal is therefore considered to represent sustainable development in accordance with the requirements of the relevant policies of the National Planning Policy Framework and the Fylde Borough Local Plan.

Reason for Reporting to Committee

The application is for major development and the Officer recommendation conflicts with that of the Parish Council, who have objected to the proposal.

Site Description and Location

The application relates to an irregularly-shaped area of land extending across two field parcels over a total area of approximately 12.1 hectares. Each parcel is broadly rectangular in shape and comprises:

- Parcel 'A' – a *circa* 8.1 hectare parcel to the western end of the site enclosed by a combination of hedgerows and woodland. Ground level falls gently in a general south-westerly direction across the field.
- Parcel 'B' – a *circa* 4 hectare parcel to the eastern end of the site. The northern boundary is flanked by an access track with hedgerow beyond, with the southern and western boundaries formed by hedgerows. The eastern periphery merges with a larger, open field beyond which forms part of the same land parcel. Ground level falls away more steeply in a southerly direction across parcel B.

The site lies some 345m to the south of Staining Wood Farm and occupies a broadly central position between the A583 (Preston New Road) to the north and Ballam Road some 450m to the south. Peel Road lies *circa* 700m to the west. Ground level rises gently in a northerly direction away from Preston New Road towards a crest which flanks the northern site boundary. Levels begin to fall beyond this crest in a southerly direction across the site and down towards Ballam Road. Levels also rise gently in a westerly direction up towards Peel Road.

The site falls within the Countryside Area as defined on the Fylde Borough Local Plan (FBLP) Proposals Map. The land is also classified as grade 2 (very good quality) agricultural land on the Agricultural Land Classification Map and is presently in agricultural use and encircled by open farmland to all sides. The exception to this is a large (*circa* 4.9 hectare) triangular area of dense

woodland (Staining Wood) which falls to the northeast of parcel A and northwest of parcel B. Overhead power lines cross the southern edge of the site, with a tall pylon located to the southeast corner of parcel A.

Parcel A is flanked by a watercourse (a designated main river) along its western boundary and, accordingly, part of the western parcel falls within flood zones 2 and 3. The closest dwellings are located minimum of approximately 345m to the north of the site onto Preston New Road. The closest dwellings to the south on Ballam Road are situated some 520m away. A grade II listed building (White House) falls within a cluster of buildings fronting onto Ballam Road located approximately 675m to the southwest of the site.

The site is accessed via a partially-made track which follows a meandering route from the A583 running to the rear of Staining Wood Cottages and Foxwood Chase in a general south-westerly direction before terminating at the southern tip of Staining Wood which forms the junction between the two sites. The closest Public Right of Way (5-15-FP 6) is located some 2km to the east.

Details of Proposal

The application seeks full planning permission for the installation of a 4.9MW solar farm across the two land parcels. The development would comprise:

- Three collections of solar arrays running northwest to southeast (two to parcel A and one to parcel B) laid out in 3m wide rectangular strips with a south-facing aspect. The arrays would be mounted on frames with a 0.8m ground clearance at an angle of 25 degrees to reach a maximum height above ground of 2.1m. The arrays would be arranged in strips spaced 3.5m apart in order to prevent shading.
- A total of 10 substation, transformer, communication, inverter and storage buildings located in three locations to the northeast (1) and northwest (6) corners of parcel B, and centrally (3) to parcel A. Buildings would be mounted on concrete or gravel bases, with the largest measuring 5.5m x 4.9m, and 4.4m in height. The largest building would be finished in brickwork, with remaining structures comprising metal cladding colour treated in 'Moss Green' (RAL 6005).
- A total of 21 CCTV cameras positioned in strategic locations to the perimeter of the site. The cameras would be located to the edges of both land parcels in order to afford the widest possible coverage. Each camera would be mounted atop a 2.4m high pole.
- A 2m high deer fence around the perimeter of the site. The fencing would sit inside the site boundary (behind any boundary hedgerows). The enclosure would comprise a timber post and wire fence. Gating of the same height would also be installed across both access roads.
- The formation of two internal access roads measuring a maximum of 4m in width as follows:
 - A 75m long route branching in a southerly direction of the existing access road to the northwest corner of parcel B.
 - A 185m long road running up to buildings at the centre of parcel A following a meandering route around the pylon to the southeast corner.
- The retention, strengthening and introduction of additional tree/hedgerow planting and the introduction of a wildflower meadow to the southern end of parcel B. Full details are described later in the report.

The solar farm has an anticipated life expectancy of 30 years, after which time it would be decommissioned. At this point, all the arrays and associated appurtenances would be removed from the site and the land restored to its original condition/use.

Relevant Planning History

There is no planning history to report.

Relevant Planning Appeals History

None.

Parish/Town Council Observations

Westby with Plumpton Parish Council were notified of the application on 22 May 2015. The Parish Council object to the application stating *"The Parish Council are of the opinion that this development would have a detrimental effect on the already declining agricultural industry and have a visual impact on residents in the vicinity. This is grade 2 agricultural land and should remain as such. Therefore, the Parish Council recommends refusal of the application."*

Statutory Consultees and Observations of Other Interested Parties

LCC Highways:

- The developer has had dialogue with LCC regarding the impact of the development and the mitigation works which would be required in order to make the proposal acceptable in highway terms.
- Apart for during the construction period the development will not generate any noticeable vehicle movements (on average around 1 two-way movements per month). However, during the construction period there will a number of daily movements. The daily movements are not of a scale that would impact on highway capacity and as such providing that suitable access arrangements during the construction period are provided there are no highway objections.
- The developer has produced a Construction, Decommissioning and Traffic Management Method Statement. This indicates that, during the construction period, temporary warning signs could be erected on Preston New Road to ensure that adequate notification for highway users is provided. Given the relatively short construction period I consider this approach to be acceptable. However, the final details of the signage scheme will need to be agreed. This matter can be dealt with by way of a suitable planning condition.
- Due to the nature of the development there are concerns regarding the depositing of mud on the highway. Again this matter can be dealt with by way of a suitable planning condition.

Environment Agency:

- The watercourse adjoining the site is designated a "Main River" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior written consent of the Environment Agency. An amended plan has been submitted showing a minimum 8m buffer between the bank top of the Main Drain and the planting/deer fence which is to form the site boundary. This will ensure the retention of an appropriate easement alongside the main river to the west of the site. Therefore, there are no objections to the application.

Lead Local Flood Authority (LLFA):

- Whilst there is a significant surface water flood risk across the entire site the development, by virtue of the limited increase in impermeable area proposed, would result in only minimal

changes to existing infiltration rates as currently exist for the undeveloped site and, accordingly, the development is unlikely to result in any significant change to the surface water flood risk.

- The submitted FRA includes an allowance of 10% increase in current discharge rates for climate change which, based on a development lifetime of 30-35 years, is appropriate. The applicant is intending to discharge surface water to the ground via infiltration at the exiting greenfield runoff rate.
- There are no objections to the development subject to the imposition of the following conditions:
 - The development shall be carried out in accordance with the drainage strategy and mitigation measures outlined in the submitted FRA.
 - Details of an appropriate management and maintenance plan shall be submitted for the sustainable drainage system for the lifetime of the development.

Environmental Health Officer (EHO):

- No objections subject to a condition restricting hours of construction to between 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.
- The noise assessment and glint & glare assessment provided by the applicant indicate that the development would not cause potential nuisance to any sensitive receptors in this regard.

National Grid:

- National Grid has a major accident hazard pipeline (the Kirkham-Marton Pipeline) in the vicinity of the site. The pipeline is laid in a legally negotiated easement to which certain conditions apply. The Building Proximity Distance for the pipeline is 8m. When working in the vicinity of any National Grid pipelines, the standard set out in document SSW22 must be strictly adhered to.
- From the information submitted, it does not appear that the proposed works would directly affect the above pipeline.

Natural England:

- Additional information has been provided by the applicant in response to Natural England's initial queries relating to the ecology survey and the identification of the need for the LPA to undertake a Habitat Regulations Assessment (HRA). A shadow HRA has been prepared by the applicant. This includes an Appropriate Assessment.
- Based on the additional information provided, Natural England is in agreement that this development project alone would not result in likely significant effects on the Special Protection Area bird species associated with the following designated sites: (i) Ribble and Alt Estuaries SPA; (ii) Morecambe Bay SPA ; and (iii) Martin Mere SPA. Natural England welcome the mitigation measure to undertake the construction works outside the bird wintering period (nominally October to March inclusive)
- The shadow HRA states that likely significant effects cannot be ruled out when considered in combination with other plans and projects. Therefore, further information is required as part of the Appropriate Assessment to the HRA in order to consider any in-combination effects. This exercise will need to be undertaken before any planning permission is granted.

Tree Officer:

- The site abuts the southernmost section of an established broadleaved woodland which is important in the locality. It's an obvious landscape feature, very visible from the arterial road. Any direct impact arising from the development should be minimal as there is an 8m standoff between the panels and the woodland.

- An amended landscaping plan has been submitted which indicates the introduction of an additional hedgerow along the eastern boundary and further tree planting amongst the existing hedgerows. The revised landscaping scheme, with respect to the extent and species of planting, is considered to be acceptable. A condition should be attached to any permission granted requiring its implementation.

LCC (Archaeology):

- The submitted heritage statement has been considered in the context of the Historic Environment Record. It is considered that there are no significant heritage constraints on this site and, accordingly, no planning condition relating to heritage is necessary in this case.

National Air Traffic Services (NATS):

- The proposed development has been examined from a technical safeguarding aspect and does not conflict with NATS' safeguarding criteria. Accordingly, NATS has no safeguarding objection to the proposal.

Fylde Ramblers:

- No Public Rights of Way are affected by the development. The site is well out of sight from the public and as the existing hedgerows are to be strengthened and infilled the panels will be almost impossible to see from the surrounding roadsides. Therefore, there are no objections to this development.

Neighbour Observations

Neighbours notified:	26 May 2015
Site notice posted:	5 June 2015
Press notice:	11 June 2015
Amended plans notified:	N/A
No. Of Responses Received:	9
Nature of comments made:	6 in support, 2 in objection and 1 declaring no stance

The points raised in the letters of support (including that which declares no specific stance) are summarised as follows:

- The proposed solar farm will power 1,352 households with clean, locally produced energy, thus reducing the carbon footprint of the district. There is a need for green energy generation in order to reduce reliance of fossil fuels and to minimise pollution.
- New trees and hedgerow planting will enrich habitats and improve screening in addition to providing valuable shelter and foraging resources for wildlife.
- The solar farm is being designed to accommodate sheep grazing which will allow the continued agricultural use of the land as well as energy production.
- The scheme includes measures for biodiversity enhancement such as bird/bat boxes for nesting and roosting and log piles to encourage insect communities and to provide shelter and hunting grounds for small mammals, reptiles and amphibians.
- An improved planting scheme, of appropriate height and density, should be submitted in order that the proposed screening is effective all year round. A cluster of buildings are proposed to the northern end of the site and would be visible from properties to the north of the site. Therefore, additional tree cover should be provided within the hedgerow along this boundary to screen the buildings.
- The proposal includes significant biodiversity enhancements including improved landscape habitats and wildlife corridors. The extensive planting and visual screening includes over 145 trees, over 4000 shrubs and hedgerows set in wide borders. The inclusion of bird and bat

boxes, woodpiles and wildflower meadows would also encourage wildlife.

- Retaining access to 95% of the land for grazing and agriculture demonstrates how the solar farm is perfectly balanced with nature, providing clean green healthy energy for 1352 homes with no emissions or threats of land/water contamination and reduced carbon emissions of 2310 t/year.
- The extended wildflower meadow is a significant and welcome characteristic that will attract much needed bee populations.
- This proposal demonstrates how simple fields of low ecological value can be developed with minimal disruption and deliver net gains on environmental, health, education and economic grounds.

The points raised in the objections are summarised as follows:

- There is a proposed fracking site located on the opposite side of the A583. Should both the solar farm and fracking applications be approved, then the access points to both side will be only a few metres away from one another. Therefore, the cumulative effects in terms of traffic generation and the potential for obstruction of the highway network for the two developments should be considered simultaneously. The A583 is a clearway so measures should be taken to avoid any HGVs waiting on the highway to gain access to the site. Additional vehicle traffic will be created during the construction period to facilitate the removal of waste. However, it appears that these have not been included in the traffic assessment.
- The application includes details of how the existing track will be improved to facilitate access to the site, but it isn't clear whether this will apply to the full length of the track or only in places where it needs to be improved, nor is it clear whether these have been factored into the construction timeframe.
- The air quality and dusts management plan does not make reference to the construction of the access road. However, it is clear that these will be sources of dust, as will vehicle movements along the track. As this will be occurring close to residential properties it is important that suitable mitigation is put in place.
- The applicant's survey notes a flock of Pink Footed Geese grazing within the survey area. The development has the potential to result in a loss of grazing habitat for this species, and potential for cumulative effect if the fracking site goes ahead. The solar farm, through glint and glare, has the potential to disrupt the flight paths of geese.
- The application shows screening to be put in place on all boundaries except that on the westerly side. If wild flower planting is to take place then weeds will become an issue for adjoining landowners as the cost of spraying and maintenance to the watercourse to prevent blockages will undermine the viability of agricultural operations on adjacent land.
- The site is grade 2 agricultural land and should remain as such.

Relevant Planning Policy

Fylde Borough Local Plan:

SP02	Development in countryside areas
SP09	Diversification of rural economy
CF09	Wind turbines
EMP5	Hazardous installations
EP04	Alteration and adaptation of listed buildings
EP10	Protection of important landscape and habitat features
EP11	Building design & landscape character
EP12	Conservation trees & woodland
EP14	Landscaping of new developments

EP18	Natural features
EP19	Protected species
EP21	Archaeology
EP22	Protection of agricultural land
EP27	Noise pollution
EP30	Development within floodplains

Draft Fylde Local Plan to 2032 – Revised Preferred Option

CL3 Renewable and Low Carbon Energy Generation

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Pipelines
Article 4 direction
Within countryside area

Environmental Impact Assessment

The development is of a type – category 3(a) – listed within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended) and exceeds the threshold in Column 2 of the table. Therefore, it is schedule 2 development. The Local Planning Authority has, however, issued a screening opinion (reference ENQ/14/0355) stating that it does not consider the proposal to be EIA development.

Comment and Analysis

Principle of development:

Policy context:

Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 indicates that development proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for Fylde comprises the saved policies of the Fylde Borough Local Plan (2005). However, paragraph 215 of the NPPF makes clear that, where there is conflict with between the policies in the Local Plan and the Framework, the NPPF should prevail.

As outlined at paragraph 14, the underpinning principle embedded within the NPPF is a presumption in favour of sustainable development. In terms of decision taking, this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole; or
 - specific policies in [the] Framework indicate development should be restricted.

The sixth bullet point to the core planning principles at paragraph 17 of the NPPF states that planning should:

- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the use of renewable resources (for example, by the development of renewable energy).

In addition, paragraph 13 of the 'Renewable and Low Carbon Energy' chapter to the NPPG sets out "the particular planning considerations that relate to large scale ground-mounted solar photovoltaic farms". This identifies nine specific factors relating to site selection/allocation, landscape/visual impact (including mitigation measures), ancillary structures, impacts on heritage assets and energy generating potential. The relevant parts of the NPPG are referred to below where appropriate.

The site is located within the Countryside Area as defined on the FBLP Proposals Map. FBLP policy SP2 identifies the categories of development which will be permitted in the Countryside Area. The first category to the policy includes:

- "[developments] essentially required for the purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including those provided for in other policies of the plan which would help to diversify the rural economy and accord with policy SP9".

Policy SP9 allows "small-scale industrial and commercial enterprises involving the construction of new buildings" within the Countryside Area subject to 5 criteria.

The proposed solar farm would function independently of, rather than in conjunction with, the existing agricultural use of the land or any current enterprise relating to farming. In addition, as policy SP9 relates only to "the construction of new buildings", the proposed solar arrays do not fall comfortably within this category. Therefore, the proposed solar farm does not represent a rural diversification project for the purposes of FBLP policy SP2 and SP9. Accordingly, the proposal represents inappropriate development in the Countryside Area and there is conflict with the FBLP in this regard. This conflict must, however, be balanced against the benefits that would arise from the scheme with respect to renewable energy generation.

Paragraph 91 of the NPPF states that:

- When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Whilst relating specifically to sites in the Green Belt (rather than the Countryside Area), paragraph 91 of the NPPF establishes the principle that the wider environmental benefits arising from the production of energy from renewable sources are capable of representing a material consideration in favour of development which would otherwise be in conflict with a land-use designation intended to preserve openness. It follows that the same principle is applicable to sites in the Countryside Area in this respect and, accordingly, substantial weight should be attached to the benefits which the scheme would deliver with respect to energy generation when considering the overall planning balance.

Whilst identifying the need to encourage renewable energy projects, FBLP policy CF9 relates only to "proposals for the development of wind turbines". The FBLP does not include a specific policy relating to solar farms, nor does it have a general policy for renewable energy development.

However, policy CL3 of the emerging Local Plan identifies the significant potential for renewable energy development in Fylde, including solar microgeneration, subject to 9 criteria. In the absence of any policy within the FBLP which relates specifically to solar farms it is considered that, alongside the policies of the FBLP which relate more generally to the impacts of all developments, policy CL3 of the emerging Local Plan is an important material consideration in the determination of applications for solar farms.

Renewable energy generation:

Paragraph 93 of the NPPF states that:

- Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Paragraph 98 of the NPPF indicates that, when determining planning applications for renewable energy developments, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable.

In addition, policy CL3 of the emerging Local Plan states that “applicants will not be required to justify the overall need for renewable and low carbon energy development, either in a national, regional or local context”.

The ninth bullet point to paragraph 13 of the PGG also advises LPAs to consider:

- the energy generating potential [of solar farms], which can vary for a number of reasons including, latitude and aspect.

The proposed solar farm would have a carrying capacity of 4.9MW. The applicant’s supporting statement indicates that this level of energy generation is capable of providing electricity for 1,352 households and would avoid 2,310 tonnes of carbon dioxide emissions each year. The layout shows the solar arrays to be arranged with a south facing aspect and a tilt which ensure optimum absorption. The arrays would be fixed in position and would not move to track the sun’s path.

Local and national planning policy does not require applicants to demonstrate the need for renewable energy development. It is, however, made clear in both that the environmental benefits arising from the development of renewable energy projects weighs heavily in favour of them and, having particular regard to paragraph 98 of the NPPF, that such developments should only be refused where other material considerations outweigh these benefits.

Site selection and loss of agricultural land

The site is designated as grade 2 (very good quality) agricultural land on the Agricultural Land Classification Map. Paragraph 112 of the NPPF stipulates that:

- “Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”.

FBLP policy EP22 states that development will not be permitted which would involve the permanent loss of the best and most versatile agricultural land (grades 1, 2 and 3a) where it could reasonably take place on previously developed sites, on land within the boundaries of existing developed areas or on poorer quality agricultural land. Policy EP22 identifies that there is no Grade 1 agricultural land within the borough and, resultantly, Grades 2 and 3a will be considered the best and most versatile (BMV). This is reinforced by criterion (d) of emerging Local Plan policy CL3.

In addition, the first, second and third bullet points to paragraph 13 of the NPPG state that, where a proposal involves greenfield land, the LPA should consider:

- encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
- whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays;
- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.

The Agricultural Land Classification Map is based on the Ministry of Agriculture, Fisheries and Food Soil Survey of England and Wales 1969 which is intended for strategic purposes. This map is not sufficiently accurate for use in the assessment of individual sites. The applicant has submitted an Agricultural Land Classification (ALC) report which includes a site specific analysis of climate data and soil resources. A total of 16 samples were taken across the site in order to determine the ALC grade for different parts of the site. The report concludes as follows:

- 1.8 hectares of the site is Grade 2 land – a strip to the southwest corner of parcel A.
- 8.7 hectares of the site is Grade 3a land – areas to the centre and north of parcel A and to the north and south of parcel B.
- 1.3 hectares of the site is Grade 3b land – a strip to the southeast corner of parcel A crossing into parcel B.

The report indicates that the overwhelming majority of the site (some 10.5 hectares or 89%) is classified as “good” or “very good” quality agricultural land and, accordingly, BMV for the purposes of FBLP policy EP22 and paragraph 112 of the NPPF.

The site is currently used as arable land. The applicant’s supporting statement identifies the low-impact nature of the solar farm, with the arrays requiring minimal ground works and intrusion to allow their installation. Reference is also made to the intention to return the land to agricultural use following its decommissioning and that the 3.5m gap to be left between each row of arrays would allow room for grazing between the arrays.

The existing use of the land for arable purposes is indicative of its higher quality and this use (rather than grazing land) represents its most productive agricultural use. Therefore, whilst there is potential for grazing between the arrays, it is clear that the obstruction created by the solar farm would prevent its use for arable practices and, accordingly, would result in a diminution of the land’s existing productivity for agricultural purposes. Therefore, the development would result in the loss of the Borough’s BMV agricultural land and there is conflict with FBLP policy EP22 and the NPPF in this regard.

In order to demonstrate compliance with criterion (i) of the NPPG as outlined above, the application is accompanied by a report which details a sequential site selection process and the reasons why the development needs to be located on agricultural land. This report considers the following factors:

- *Size*— In order to provide sufficient capacity and to ensure adequate separation between rows of arrays to avoid shading, there is a need for large, open sites. It is typical that, of all land required for a solar farm, only 30% is used to accommodate infrastructure. Under current market conditions, a minimum land area of 8 hectares is typically required in order to make a solar farm viable. This rules out many urban and/or previously developed sites due to a lack of availability, the allocation of brownfield land for other uses or unviable acquisition costs.
- *Grid Capacity* – Sites must have a grid connection point with sufficient capacity available in order to support a solar farm. Therefore, the availability of connection points and the capacity of the grid to accept increased electricity flow limits the potential for solar farms on many sites.
- *Availability* – The National Land Use Database of Previously Developed Land provides a record of all brownfield sites in England. The latest survey (2012) identifies 10,296 sites which could potentially be used for solar farms. Of these, only 528 sites have an area of 8 hectares or more. A further 333 of these sites either have an extant permission for other forms of development or are allocated for other uses in local plans. This leaves 195 potentially available sites (without any consideration for the availability of grid connection or commercial viability). In Fylde, there are no brownfield sites of 8 hectares or over currently available to accommodate the proposed solar farm.

The sequential approach to site selection covers a study area including the whole of Fylde and land within a 10km buffer of the application site. The site selection process includes all sites of a comparable size to the application site and assumes (as a best case scenario) that there is sufficient grid capacity and connection available at each site. Specific consideration is given to sites which do not comprise BMV (i.e. of Grade 3b and below), including those where multiple field parcels would afford a site of sufficient size. A total of 22 potentially suitable alternative sites are identified in this regard. In assessing the suitability of alternative sites, the report considers:

- The size, shape and physical features on each site and the potential for these to constrain the layout of the arrays (and, accordingly, the developable site area);
- The ALC of each site with reference to the ALC map (including the presence of multiple designations across individual sites);
- The allocation of sites for alternative uses in Local Plans;
- The effects of previous uses on the land (e.g. through contamination);
- The presence of/proximity to any sites designated for their nature conservation value;
- The proximity of sites to any designated heritage assets;
- The visibility of sites by virtue of their proximity to existing housing and vantage points on public highways/rights of way;
- Site topography;
- The availability of each site with respect to any pending applications and/or screening requests.

With reference to the factors outlined above, the report concludes that there are no sequentially preferable sites available within the study area which would allow a development of comparable size on alternative land with a lower ALC. The sequential site analysis study is considered to satisfactorily demonstrate that there are no alternative (and more favourable) sites available within the study area which are capable of accommodating the proposed development on land with a lower ALC. Therefore, the use of agricultural land has been shown to be necessary and the use of poorer quality land has been prioritised in accordance with criterion (i) of the relevant paragraph to the NPPG.

With respect to criterion (ii), the applicant suggests that the use of the land for sheep grazing would secure a continued agricultural use. Given the site's current arable use, it is clear that the obstruction arising from the solar farm would prevent its ongoing use for its most productive and beneficial purpose. The use of the land for grazing is typically associated with land of a lower grade/quality, or in fallow seasons. Therefore, there would be a diminution in the agricultural quality and productivity of the land while the solar farm is in operation which would not be offset through grazing. Nevertheless, it is recognised that, by virtue of the unobtrusive nature of the installation works and the reversibility of the impact following decommissioning (though this would not occur for some 30 years), there would not be a permanent loss of this function in the longer term and that some (albeit lower productivity) use could continue in the interim. Moreover, the development would deliver biodiversity improvements with respect to the strengthening and addition of landscaping which should also be considered favourable under criterion (ii). In conclusion, it is considered that there is sufficient justification in this case to allow the temporary loss of BMV, having particular regard to guidance in the NPPG.

Visual/landscape impact:

Paragraph 17 of the NPPF set out core land-use planning principles which should underpin decision-taking. The fifth bullet point states that planning decisions should:

- “take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

The second bullet point to paragraph 97 of the NPPF indicates that LPAs should:

- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.

Criterion (a) of policy CL3 to the emerging Local Plan states that renewable energy developments will be permitted subject to consideration of:

- Singular or cumulative impacts on landscape and townscape character and value.

FBLP Policy EP10 indicates that the distinct character and important habitats of Fylde will be protected. The policy identifies that particular priority will be given to the protection of important landscape and habitat features, including sand dunes, mud flats, marine marshes, beaches, broadleaved woodland, scrub meadows, hedgerows, wetlands, ponds and watercourses.

Policy EP11 states that new development in rural areas should be sited in order that it is in keeping with the distinct landscape character types and features defined in policy EP10. Development should be of a high standard of design and matters of scale, features and building materials should reflect the local vernacular style.

Policy EP12 states that trees and hedgerows which make a significant contribution to townscape or landscape character, quality and visual amenity will be protected and EP18 encourages, where possible, the retention/replacement of existing natural features and, where appropriate, the introduction of additional features as part of the development.

Policy EP14 requires new housing developments to make suitable provision for landscape planting.

In addition, the third, fourth and fifth bullet points to paragraph 13 of the NPPG indicate that LPAs should take into account:

- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;
- the proposal's visual impact [and] the effect on landscape of glint and glare;
- the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;
- the need for, and impact of, security measures such as lights and fencing;
- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges.

Whilst the site is not subject to any specific landscape designations, it contains features listed in FBLP policy EP10 – specifically hedgerows – which it would be beneficial to retain and incorporate into the development layout. In addition, an area of dense woodland (Staining Wood) lies to the north of the site.

Parcel A is presently enclosed by hedgerows along most of its northern and southern boundaries. Additional hedging provides a dividing feature between parcels A and B along its eastern boundary, with Staining Wood forming a buffer to the northeast corner. A row of wildflower planting runs along the western boundary, adjacent to the watercourse. Parcel B is enclosed by a hedgerow along its southern and western boundaries. Further hedging flanks the north side of the existing access track which runs parallel with the northern site boundary. The eastern boundary is presently open to adjoining agricultural land.

The application includes the following additional/supplementary planting in order to provide screening for the solar farm:

- The retention/maintenance of all existing hedgerows at a minimum height of 3m. The hedge flanking the track to the northern boundary of parcel B is to be maintained at 3.5m.
- The strengthening of existing hedgerows along: (i) the northern and southern boundaries of parcel A; (ii) the northern and western boundaries of parcel B; and (iii) within the eastern boundary hedge which encloses adjoining land to the east of parcel B, through the introduction of additional/infill planting to close existing gaps and create a continuous buffer along each boundary.
- The introduction of new hedgerows to form continuous planting buffers along the western boundary of parcel A and the eastern boundary of parcel B.
- The introduction of new/additional tree planting within existing/proposed hedgerows along the site perimeter.
- The introduction of a wildflower meadow to the southern edge of parcel B.

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which considers the development's effects on landscape character and visual amenity, including its cumulative impact with other development. The LVIA includes photomontages which show images of the solar farm superimposed on existing views from vantage points to the north (Preston New Road), south (Ballam Road) and west (Peel Road) of the site. These photomontages show visualisations at 1 and 5 year timeframes in order to demonstrate the impact of screening to be introduced as part of the scheme.

Paragraph 13 of the PPG identifies that large-scale solar farms can have a particularly harmful visual impact in undulating landscapes. The surrounding topography means that the site would be barely visible from vantage points on Preston New Road to the north. Instead, the development would be

most prominently in view from lower lying ground to the south on Ballam Road, and from an elevated aspect along Peel Road to the west. Level changes across the site itself follow a continuous south-westerly fall, with this being more pronounced to parcel B. Whilst this means that parts of the solar farm would be seen in an elevated aspect from vantage points on lower-lying land to the south, undulations in the surrounding landscape are sufficiently gentle and consistent across immediately adjoining land in order that topography should not be seen as a constraining factor for the purposes of the NPPG. There are no proposals to alter ground levels as part of the scheme and, accordingly, the solar arrays would step down to follow natural variations in ground level.

The site would achieve minimum separation distances of approximately 360m, 450m and 700m with Preston New Road (north), Ballam Road (south) and Peel Road (west) respectively. Accordingly, and by virtue of its central location away from these public vantage points, it would not appear unduly obtrusive when viewed from surrounding highways. In addition, the presence of substantial hedgerows along the frontages of both Ballam Road and Peel Road means that the site is only visible in glimpsed views through gaps in these hedges. The closest PROW is located some 2km to the east of the site and, due to the character and topography of intervening land, the development would not be visible from this route.

The proposed solar farm, with respect to its scale and the materials used in its construction (including both the arrays and ancillary outbuildings), would have an industrial appearance which would be in stark contrast to its rural setting and backdrop against open countryside. This impact would be further increased through the introduction of CCTV columns and 2m high fencing to the site perimeter. These are, however, impacts which are synonymous with all solar farm developments of this scale and, accordingly, any negative visual effects arising as a result of the development's encroachment into the countryside need to be considered in a site-specific context.

In this case, the extent of the development's visual impact is limited by the following factors:

- The modest height of the solar panels above ground level and their stepping down to follow the natural topography of the site.
- The siting (behind flanking hedgerows), design (a timber post and wire fence of rural character) and visual permeability of the fencing.
- The spacing, distribution, modest height and slender profile of the columns used in the mounting of CCTV cameras.
- The presence of several large pylons both on and in the immediate vicinity of the site supporting overhead power lines which break the skyline.
- The additional screening (in the form of trees, hedgerows and a wildflower meadow) to be introduced along the site boundaries.
- The dense woodland backdrop provided by Staining Wood (to remain unaltered as part of the scheme) when the site is viewed from vantage points to the south and west, and the screening buffer this provides from land to the north.
- The site's substantial separation from surrounding public vantage points on neighbouring highways.
- The topography of surrounding land, particularly from vantage points to the north.
- The reversibility of the development following its decommissioning after a period of up to 30 years.

The submitted LVIA recognises that the introduction of renewable energy infrastructure on agricultural land would result in a "high magnitude" of change to the site itself. However, given the mitigation to be introduced as part of the scheme, the effect on the wider landscape is considered to be "negligible". The LVIA concludes that:

- "the cumulative effects on landscape character have been estimated as moderate within

- 2km of Staining Wood Solar Farm and minor over the whole landscape area”.
- “the proposed development could be assimilated into the surrounding landscape without causing any long-term harm to the landscape character, visual amenity or existing landscape attributes of the area”.

When the above factors are considered in combination, the conclusions in the LVIA are not disputed. Whilst the proposal would result in encroachment into the countryside, sufficient mitigation would be provided as part of the development in order to ensure that the solar farm, by virtue of its size, scale, massing, layout, materials and design, would not have an unacceptably harmful impact on visual amenity or landscape character, either individually or in combination with other development. The reversibility of any impact after a period of some 30 years and the intention to return to land to its former use following decommissioning of the solar farm is also pertinent in this respect. Appropriate conditions have been recommended in order to control the use of materials (including those of the access road) and requiring the implementation of the submitted landscaping scheme during the first available planting season after the solar farm is installed. A condition requiring decommissioning and site restoration after the 30 year period sought by the applicant is also recommended. Therefore, satisfactory measures can be put in place in order to mitigate the development’s impact in accordance with the objectives of FBLP policies EP10, EP11, EP12, EP14 and EP18, policy CL3 of the emerging Local Plan, the NPPF and guidance contained within the NPPG.

Highways:

The second and third bullet points to paragraph 32 of the NPPF state that plans and decisions should take account of whether:

- safe and suitable access to the site can be achieved for all people;
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The application is accompanied by a Construction, Decommissioning and Traffic Management Method Statement (CDTMMS) which assesses the impact of activities involved in the construction and decommissioning of the development.

During the construction, operational and decommissioning phases the site would be accessed solely via the existing farm track merging with Preston New Road to the north of the site. The CDTMMS includes the following mitigation measures for access:

- The existing access track from the A583 which runs to the rear of residential properties will not need to be improved/upgraded as its current condition is sufficient to allow access for delivery/decommissioning vehicles.
- The two access tracks within the site will be formed through the removal of topsoil to a maximum depth of 200mm, laying of a terrain membrane and filling of the track with compacted crushed stone. The access tracks will be a maximum of 4m in width and will be laid during the construction phase.
- All deliveries of materials to the site will take place between 08:00 and 18:00 (Monday to Friday) and between 08:00 and 13:00 on Saturdays and will be scheduled to avoid peak traffic hours.
- A strategy to establish the precise route taken by construction vehicles to the site is to be determined at a later date, following the appointment of a contractor. The applicant has suggested that a condition could be imposed requiring these details to be submitted prior to commencement.

With respect to traffic generation, the CDTMMS anticipates a total of 200 HVG visits to the site during the construction phase and 240 visits during the decommissioning phase (where more visits are required as the materials will not be neatly packaged as they are on delivery). The total number of other staff working on the site would not exceed 10. These vehicle movements are to be staggered throughout a 10-12 week construction period and *circa* 13 week decommissioning period in order that there would typically be between 2-3 visits per day for both phases. Due to the low number of deliveries per day, HGVs will be able to enter the site and unload materials within the site compound in order that there would be no queuing, parking or unloading on the public highway.

Objectors have raised concerns regarding the potential cumulative impact of traffic accessing the application site and a fracking site proposed to the north side of Preston New Road nearby. The access to the fracking site (should this be allowed to go ahead following LCC's recent refusal of planning permission) would be located some 80m to the east of the site. The fracking site is estimated to generate up to 60 vehicle movements per day. This level of traffic generation is far in excess of that associated with the solar farm and the addition of 2-3 HGV movements per day for the development could not be seen to have a "severe" cumulative impact for the purposes of the NPPF. In addition, vehicle movements to the solar farm would be limited to the construction and decommissioning phases (a total timeframe estimated at a maximum of around 25 weeks). Traffic during the operational phase (a period of 30 years) would be limited to visits for routine maintenance and/or repairs which would occur with such limited frequency that the development should have no distinguishable impact on the highway network during this period.

Given the limited number of vehicle movements associated with the development, including the fact that these would be limited to and spread across the construction and decommissioning phases, and the presence of an existing access track to the site from Preston New Road which is currently used by farm vehicles, it is considered that the development is capable of being carried out without having any prejudicial impact on the safe and efficient operation of the surrounding highway network, either adjacent to or further away from the site. The existing access is of an adequate size and design to accommodate the volume and characteristics of traffic likely to be associated with the development and sufficient parking/manoeuvring space can be provided within the site in order to prevent any obstruction on the public highway. LCC highways have not raised any objections to the application on the grounds of road safety.

Ecology:

The third bullet point to paragraph 109 of the NPPF indicates that the planning system should contribute to and enhance the natural and local environment by:

- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 118 of the NPPF states that, when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following (relevant) principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Opportunities to incorporate biodiversity in and around developments should be encouraged.

FBLP policy EP19 identifies that development which would have an adverse impact upon species specifically protected under schedules 1, 5 or 8 of the wildlife and countryside act 1981, (as amended) or their habitats will not be permitted.

In addition, criterion (c) of policy CL3 to the emerging Local Plan requires that schemes for renewable energy development should consider their ecological impact on bats and on the migration routes of protected bird species.

The application is accompanied by an ecology survey which assesses the value of existing habitats and ecological features both within and surrounding the site. The survey also considers the potential for the presence of protected species and the development's effects on any designated nature conservation sites. The survey has been informed by a desk study, extended phase 1 habitat survey and wintering bird survey undertaken between October 2014 and March 2015 (inclusive). The report makes the following conclusions:

- The site does not form part of, nor is it located immediately adjacent to, any designated nature conservation sites (either statutory or non-statutory). It is, however, located within the Impact Risk Zones for the Marton Mere, Blackpool and Ribble Estuary SSSIs.
- The arable farmland is of low ecological value. Features of the highest value (including hedgerows, woodland and ponds) are located on the edge of or outside the site and would not be affected by the development. The actual footprint (i.e. area of physical construction beneath the panel supports, access track and associated infrastructure) of the development will equate to around 4% of the total site area and the loss of arable land in the context of comparable habitats within the surrounding area is considered negligible.
- The application site lies outside any core areas of regular use by migratory geese and swans as noted by the RSPB. Fylde Bird Club records provide further support for this, with records of pertinent species generally being from the surrounding areas of Lower Ballam, Great Plumpton, Peel and Westby to the north and south of the application site. No records were returned from within the application site. The application site also lies outside of any locally known Sensitive Bird Areas as identified by the Lancashire Ecological Records Network.
- The wintering bird survey found that overall the application site and immediate surrounding area supported very low numbers of pertinent migratory waterbirds. Birds recorded within the application site typically comprised small numbers of mallard, teal and common gull. A single observation of pink-footed geese was made within the application site in October 2014. Birds were subsequently flushed by agricultural activities and no further observations or field signs (e.g. droppings) indicative of geese (or swan) presence were recorded during subsequent visits. Similarly, no regularly used foraging areas of migratory geese or swans were recorded within the immediate vicinity of the application site during the entire survey period. The arable management regime of the application site is likely to provide suitable foraging habitats for migratory geese and swans in some years. However, such habitats are extensive within the wider area with fields subject to less frequent disturbance likely to be favoured as regular foraging sites. No regular foraging sites were recorded within the immediate vicinity of the application site over the course of field surveys. The application site is considered to offer limited winter foraging habitat for all species, which typically favour damp permanent pasture over the course of the non-breeding season. Therefore, the potential for likely significant adverse effects upon qualifying ornithological interests of designated sites is considered to be low.
- The closest record of bats is 620m from the site. The open intensively managed agricultural fields offer limited opportunities as foraging habitat for the majority of bat species and provide little shelter. The greatest potential for foraging is offered by the woodland to the north of the site. Several trees within this woodland also have potential to support bat roosts. This is not, however, true of any features within the site (including the species poor

hedgerows).

- There are no records of badgers within or surrounding the site. No badger setts or other signs of presence were recorded during the survey.
- No records of otter or water vole were returned for the site. The closest record is 720m away. The ditch to the west of the site provides some suitable habitat for water vole.
- The closest record of Great Crested Newt (GCN) is 1.3km from the site. No ponds are present within the site itself, though 8 ponds were located on adjacent land within 250m of the site. All surveyed ponds were considered of poor suitability for GCN. The arable fields within the application site are considered to offer habitat of low interest for amphibians. However the hedgerows, scrub and woodland along the field boundaries offer refuge for amphibians and the wet ditches could be used by small numbers of common amphibians.
- The intensively managed arable land within the application site provides sub-optimal habitat for reptiles and poor habitat for most invertebrate species.

A number of mitigation measures are proposed within Chapter 5 of the ecology survey. These measures are to be identified within a “Construction Phase Environmental Management Plan” prepared prior to the commencement of development. An accompanying Biodiversity Management Plan (BMP) also provides details of biodiversity enhancements to be delivered as part of the development. In summary, these measures include:

- Restricting the undertaking of site clearance works so that these only take place outside of the bird breeding season (March to August inclusive) unless a pre-site clearance nesting survey and any subsequent mitigation measures to protect nesting sites has been implemented.
- A pre-construction badger survey for all areas of the site within 30m of the proposed construction works. Any excavations left open once development commences should be covered or have a means of escape fitted should any badger, other mammal, reptile or amphibian fall in during none operational hours.
- Reasonable Avoidance Measures are to be implemented for reptiles and amphibians (outlined in Appendix 3 of the report) to protect against the risk of accidental harm to reptiles and in order to ensure that no offence is committed under National legislation.
- Boundary habitats around the periphery of the application site offering some higher local ecological interest including hedgerows, mature trees, scrub, woodland edge and ponds will be retained and protected during the construction phase of the development. The exception to this will be the loss of a *circa* 4m stretch of hedgerow which intersects the two fields in order to accommodate an internal access track. This loss is, however, negligible and will be more than offset by proposed native hedgerow creation and augmentation elsewhere.
- Habitat enhancement measures proposed as part of the development including the reversion of arable land to grassland and native hedgerow planting will likely improve foraging and commuting opportunities for bats. The inclusion of bat roost boxes within areas of vegetation along the margins of the site would provide additional roost features and bring further benefit for bats.
- A minimum 5m wide fenced exclusion zone will be established from the top of the banks of two ditches prior to commencement in order to avoid encroachment into habitat suitable for water vole habitat and to prevent impacts on burrows should they be present.
- The inclusion of habitat enhancement measures including the reversion of arable land to grassland beneath and around the panels and native hedgerow creation, together with the provision of bird and bat boxes and woodpiles for invertebrates, are considered likely to provide a net biodiversity gain at a local level. The planting and subsequent management of the application site in this way will encourage the development of a grassland habitat with a more diverse structure and species assemblage, increasing the value of the application site

to birds, invertebrates and small mammals. Native hedgerow creation and augmentation will serve to provide new wildlife corridors, nesting and foraging opportunities.

Natural England have commented on the ecology appraisal and, following a response from Avian Ecology to initial queries regarding the timing of wintering bird surveys, have submitted additional representations stating that “Natural England is in agreement that this development project alone would not result in likely significant effects on the Special Protection Area bird species associated with the [three nearby designated sites]”. Natural England consider that it would be beneficial to undertake construction works outside the bird wintering period (October to March inclusive). Accordingly, an appropriate condition has been imposed requiring a site-specific mitigation scheme to be implemented should it not be possible to avoid construction activities during this period.

Therefore, it is considered that the mitigation measures outlined in the ecology survey and BMP satisfactorily demonstrate that the development can take place without harming valuable habitats or adversely affecting the favourable conservation status of protected species. Significant biodiversity enhancements would also be delivered as part of the development. The proposal is therefore in accordance with the objectives of FBLP policy EP19 and the NPPF, and appropriate conditions have been recommended in order to secure the implementation of the mitigation measures recommended in the supporting ecology reports through the provision of an Environmental Management Plan which demonstrates compliance with these principles.

Whilst Natural England consider that the development’s site-specific impacts can be satisfactorily mitigated, they have advised that the LPA is required to undertake a Habitat Regulations Assessment (HRA) in accordance with Regulations 61 and 62 of the Conservation of Habitats and Species Regulations 2010. As the proposal is not necessary for the management of a European Site, the purpose of the HRA is to determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out. As the HRA is to be based on information provided by the applicant, Avian Ecology have submitted a shadow HRA (including an Appropriate Assessment) in order to allow the LPA to undertake the HRA. Natural England have commented on the first issue of the HRA and have advised that further investigation needs to take place with respect to the development’s potential cumulative impact when considered in combination with other development projects (not limited to solar farms) to take place through the implementation of extant/outstanding permissions and appeals or land allocations in existing/emerging local plans.

Therefore, additional information is required to inform the preparation of the HRA in order to satisfy the requirements of Natural England before permission can be granted. However, as the site-specific impacts of the development are deemed to be acceptable, it is recommended that members of the committee resolve to grant planning permission subject to the subsequent preparation of a HRA to the satisfaction of Natural England. The preparation of the HRA is to be delegated to the Head of Planning and Regeneration to be undertaken in consultation with Natural England before any decision can be issued.

Flooding:

Approximately one-third of parcel A falls within flood zones 2 (land with between a 1 in 100 year and 1 in 1000 year annual probability of river flooding) and 3 (land with a 1 in 100 year or greater annual probability of river flooding) as identified on the Environment Agency’s Flood Map. This is due to the presence of the ordinary watercourse which runs alongside the western boundary. The remainder of parcel A and the whole of parcel B is in flood zone 1.

Paragraph 100 of the NPPF states that “inappropriate development in areas at risk of flooding [land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency] should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”.

FBLP policy EP 30 indicates that development will not be permitted which would:

- Itself be subject to an unacceptable risk of flooding;
- Create an unacceptable increase in the risk of flooding within the development site, or elsewhere;
- Adversely affect the water environment as a result of an increase in surface water run-off;
- Prejudice the capability of the coast to form a natural sea defence;
- Result in excessive culverting;
- Prejudice essential access requirements to watercourses or flood defence.

The application is accompanied by a site-specific Flood Risk Assessment (FRA) which considers the site's risk of flooding from sources including rivers, surface water, sewers, groundwater and artificial sources. As part of the site lies within flood zones 2 and 3, the main risk of flooding is from the nearby watercourse. However, site-specific flood levels provided by the Environment Agency indicate that the site is outside the maximum 1:100 year flood level (with this remaining in the channel of the watercourse) and, accordingly, the site would not be affected by the 1:100 year flood event. In addition, the solar farm is classified as “Essential Infrastructure” in the flood risk vulnerability classifications and, accordingly, is appropriate in flood zones 1 and 2. As the site falls outside the 1:100 year flood level (which defines flood zone 3), it is wholly appropriate within the site. Therefore, the exception test is not required.

FBLP policy EP25 stipulates that development will only be permitted where foul sewers and sewerage treatment facilities of adequate design and capacity are available to meet additional demand or their provision can be secured as part of the development.

The submitted FRA indicates that rainfall falling onto the solar panels would run off directly to the ground beneath the panels and infiltrate into the ground at the same rate as the existing (greenfield) site. As the extent of impermeable cover to be introduced as part of the solar farm amounts to only 0.22% of the total site area, this equates to only a 0.43% increase in comparison to the greenfield runoff rate. Nevertheless, mitigation is proposed in the form of four swales to provide a SUDS system at low points on the site to intercept flows in extreme weather events. A plan showing the location and design of the swales is shown in Appendix 3 of the FRA. The swales would fulfil a dual function by: (i) offsetting the impact of the increased post-development runoff rate arising as a result of the rise in impermeable surface area; and (ii) providing betterment by increasing storage capacity on the site (by 60.5 cubic metres) beyond the level of additional runoff generated by the development during the extreme storm event (26 cubic metres). Therefore, the provision of swales would lead to an overall reduction in surface water discharge rates post development.

The Environment Agency and Lead Local Flood Authority (LLFA) have been consulted on the application. Following the submission of revised plans showing an 8m standoff between the bank top of the watercourse to the west and the boundary treatment to the western perimeter of the site, the Environment Agency have confirmed that there are no objections to the scheme. The LLFA have also confirmed that there are no objections providing a condition is attached requiring the implementation of the mitigation measures outlined in the FRA and the submission of a maintenance strategy for them to ensure that the post development runoff rate does not exceed the pre-development (greenfield) rate. An appropriate condition is recommended in this regard.

Therefore, adequate measures can be put in place to ensure that the development poses no unacceptable risk in terms of flooding in accordance with the requirements of FBLP policies EP25 and EP30, and the NPPF.

Impact on surrounding occupiers:

FBLP policy EP27 states that development which would unnecessarily and unacceptably result in harm by way of noise pollution will not be permitted.

In addition, criteria (b) and (g) of policy CL3 to the emerging Local Plan require that schemes for renewable energy development should consider their impact on:

- local residents (including noise, odour and visual amenity, such as flicker noise and shadow flicker).
- aviation and defence navigation systems and communications, particularly Blackpool Airport, Warton Aerodrome and Ministry of Defence Radio Inskip.

The closest neighbouring dwellings are located approximately 345m to the north onto Preston New Road and 520m to the south on Ballam Road. Surrounding topography acts to screen most of the site from the closest dwellings to the north. Additional screening is also proposed along the northern boundary of parcel B in the form of a 3.5m hedgerow with interspersed trees in response to representations made during the course of the application. Whilst the site would be more visible in views from the south, the level of separation with properties on Ballam Road (combined with the modest height of the solar arrays and screening to be introduced along the southern perimeter) means that the development would not appear as an unduly intrusive or imposing installation from these houses.

The application is accompanied by noise and glint & glare assessments. These conclude as follows:

Glint and Glare:

- Solar panels are composed of specialist glass which has a much lower reflectivity than conventional glass. Therefore, the strength of reflection is much lower than from other features such as glasshouses, glass fronted buildings and calm reservoirs.
- Due to the fixed orientation of the panels reflections can only be directed to one area of the sky at any one time. This point slowly moves across the sky as the sun moves during the course of a day. The potential for glint will not exist where cloud, rain or other weather event obscures the sun from the panels as glint can only be caused by direct sunlight incident on the panels.
- There is the potential for glint reflections to be visible from individual properties and roads surrounding the site. Screening around the site (in the form of trees and hedgerows) are likely to mitigate most of these effects. However, modelling indicates that such effects would be of low intensity and of limited frequency in order that they would not cause unacceptable nuisance to residents and motorists.
- There are two airfields in immediate proximity to the site. There is one civilian and one military aerodrome, Blackpool International Aerodrome and Warton Aerodrome. The runways have been modelled to determine if any glint impacts are visible to pilots on final approach and there is potential for some low intensity, infrequent glint events. However, aircraft can currently operate at low level near to these features without any significant effects caused by glint. In addition, the maximum extent of any glint is limited to the size of the solar farm and, accordingly, an aircraft travelling at high speed will cross this point very quickly.

Noise:

- The proposed solar farm includes industrial equipment with noise emissions which may be audible at the nearest existing sensitive receptors. Therefore, an industrial noise assessment has been carried out in accordance with BS4142 to assess the impact of noise from the proposed solar farm on existing sensitive receptors
- The equipment associated with the solar farm will operate only during the hours of daylight. However, during the summer months, sunrise is around 0430 hours. Therefore noise will be emitted during the latter part of the night-time. For this reason a daytime (0700-2300) and a night-time (2300-0700) assessment has been carried out.
- The only noise-generating elements of the solar farm are: inverters, transformers and substations. A noise assessment has been undertaken detailing the predicted noise levels of the solar farm during the day and night-time periods.
- Noise model calculations indicate that noise rating levels from the solar farm will range from 20 to 26 dB below the background during the daytime period and from 7 to 18 dB below the background during the night-time period. Due to the very low predicted noise levels at existing receptors, mitigation measures are not required to reduce noise from the proposed solar farm during the daytime or night-time periods.

The Council's EHO is satisfied that these assessments adequately demonstrate the development would have no adverse impact on the amenity of neighbouring occupiers. In addition, no safeguarding objections have been raised by aerodrome operators with respect to interference with air traffic. Therefore, there would be no conflict with the requirements of FBLP policy EP29 or CL3 of the emerging Local Plan.

Other matters:

Heritage:

Paragraphs 132 and 133 of the NPPF make clear that any development causing substantial harm or total loss to the significance of a designated heritage asset (including its setting) should be refused, other than in exceptional circumstances. This approach is supported by FBLP policy EP4 which states that development which would prejudice the setting of a listed building will not be permitted.

In addition, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application is accompanied by a Heritage Statement which assesses the development's potential impact on any designated heritage assets (including archaeology). There is only one listed building within 1km of the site – the grade II listed 'White House' located *circa* 0.85km to the south. The next closest listed building – a grade II listed garage at Westby House – is located approximately 1.1km to the east. The report concludes that:

- "The setting of the designated heritage assets in the wider area has been assessed in detail and it has been shown that the proposed development would have either a negligible or no impact to the significance of these, due to the distance from the proposed development and favourable screening provided by the surrounding topography and vegetation".

The County Archaeologist agrees with the conclusions in the report and does not consider that

heritage issues present a constraint to development in this location. Therefore, it is considered that the modest height of the structures associated with the development, combined with its separation from any designated heritage assets and the screening to be introduced, would ensure that the proposal does not affect the significance of any surrounding heritage assets.

Hazardous installations:

Paragraph 194 of the NPPF states that local planning authorities should consult the appropriate bodies when determining applications for development around major hazards (including major hazard installations and pipelines).

FBLP policy EMP5 states that new developments in the vicinity of existing notifiable installations will be subject to consultation with the Health and Safety Executive (HSE) to determine the likely level of risk involved. The policy indicates that development which would unnecessarily increase the number of people at risk from hazardous installations will not be permitted.

A Major Accident Hazard Pipeline runs across land to the north of the site, around the northern and eastern edges of Staining Wood before following a generally linear path on an easterly trajectory towards Fox Lane Ends. The pipeline does not cross the development site, nor does it fall within any of the zones for consultation with the HSE (the outermost being 55m from the centre of the pipeline). However, as the site access crosses the pipeline, National Grid have been consulted on the application. National Grid have identified an 8m Building Proximity Distance for the pipeline and opine that the proposed works should not have any direct impact on the operation of the pipeline. Accordingly, the proposal would not result in an unacceptable risk to the public, land or the surrounding environment as a result of its impact on hazardous installations and is therefore in accordance with the requirements of FBLP policy EMP5 and the NPPF

Conclusions

The application seeks full planning permission for the installation of a 4.9MW solar farm on a 12.1 hectare site spanning two land parcels which are presently used for agriculture. The site falls within the Countryside Area as defined on the FBLP Proposals Map. The energy generated by the proposed solar farm would be sufficient to 1,352 households and, in accordance with the NPPF, the development's contribution towards renewable energy generation weighs heavily in favour of the scheme.

The solar farm would comprise a series of ground-mounted arrays with a maximum height of 2.1m laid in horizontal rows across two land parcels, with clusters of ancillary buildings in three locations. The proposed development, by virtue of its size, scale and the materials used in its construction, would have an inherently industrial appearance which would encroach into the countryside. Nevertheless, extensive screening would be introduced as part of the scheme in order to form a perimeter of vegetation to the site boundaries and soften its impact on landscape character and surrounding uses. The development's visual impact would also be minimised by virtue of surrounding topography, its separation with public vantage points on nearby roads/footpaths, the limited height of the arrays and the fact that any such impacts are reversible following decommissioning (after *circa* 30 years).

The development would result in the loss of a significant area of best and most versatile agricultural land. However, the applicant has demonstrated that there are no sequentially preferable sites of a lower grade (including brownfield sites) which are available and/or capable of accommodating the development. Agricultural use of reduced productivity (e.g. grazing of animals) could continue during

the operational period of the solar farm, and the land restored to its previous use following decommissioning. Substantial biodiversity enhancements would also be delivered as part of the scheme to mitigate any adverse impact in this regard.

Satisfactory arrangements would be made for vehicle access as part of the scheme and the level of traffic generated by the development would be sufficiently limited (both in terms of the number and frequency of visits) to ensure no adverse impact on highway safety. Owing to its present agricultural use, habitats on the site are generally of low value and in abundance elsewhere in the locality. The submitted ecology surveys (and mitigation measures proposed therein) have sufficiently demonstrated that the development would not, either individually or cumulatively, have any adverse impacts on the favourable conservation status of protected species. Satisfactory measures can be put in place to ensure that the development has no adverse impacts in terms of flooding and no harmful effects would arise with respect to noise or glint and glare (including to aviation). The site's relationship and separation with surrounding heritage assets and hazardous installations also ensures that these factors do not represent constraints to development.

In conclusion, it is considered that the enhancement and mitigation measures proposed, in combination with the substantial benefits which the development would bring with respect to renewable energy generation, are sufficient to outweigh any negative impacts that would arise as a result of the scheme. The proposal is therefore considered to represent sustainable development in accordance with the requirements of the relevant policies of the National Planning Policy Framework and the Fylde Borough Local Plan.

Recommendation

That authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to the completion of a Habitat Regulations Assessment in accordance with Regulations 61 and 62 of the Conservation of Habitats and Species Regulations 2010 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):

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. STW_02
- Drawing no. STW 034-11
- Drawing no. L.0315_06-G
- Drawing no. TYP_P_E_3L
- Drawing no. CCTV_01
- Drawing no. CSR_01
- Drawing no. ID_01
- Drawing no. TD_01
- Drawing no. TC_01
- Drawing no. DNO_01
- Drawing no. CB_01
- Drawing no. AT_01

- Drawing titled 'Road Cross Section'
- Drawing titled 'Deer Fence inc. Mammal Gate'

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 and the requirements of condition 2 of this permission, none of the ancillary buildings shown on drawing no. STW 034-11 shall be erected until details of the materials to be used on their external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, texture, colour and finish of the materials. The ancillary buildings shall be constructed in accordance with the duly approved materials, and retained as such for the lifetime of the development.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in accordance with the requirements of Fylde Borough Local Plan policy EP11 and the National Planning Policy Framework.

4. Within five days of the solar farm first becoming operational, the site operator shall issue written confirmation notifying the Local Planning Authority of the date upon which that use commenced. The solar arrays and all associated appurtenances hereby approved shall be removed from the site on or before the expiration of 30 years from the date that the solar farm first became operational and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall be submitted not later than 12 months prior to the expiration of the 30 year period and shall include:

- (i) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the solar farm.
- (ii) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- (iii) A timetable for implementation.

The restoration scheme shall thereafter be implemented in accordance with the duly approved details and timetable contained therein.

Reason: The solar farm has a limited life expectancy and will need to be recommissioned at the end of its period of this period of use. The site falls within the Countryside Area and is currently in agricultural use (including being designated as best and most versatile land). Therefore, the land should be restored to its former use/appearance in the interests of visual amenity, landscape character and to ensure its future productivity for agricultural purposes in accordance with the requirements of Fylde Borough Local Plan policies EP11 and EP22, and the National Planning Policy Framework.

5. Notwithstanding the requirements of condition 4 of this permission, if the solar farm hereby approved fails to produce electricity to the grid for a continuous period of 12 months the solar arrays and all associated appurtenances hereby approved shall be removed from the site within a period of 6 months from the end of that 12 month period and the land restored to its former appearance in accordance with a restoration scheme which has first been submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include:

- (i) Details and a schedule for the dismantling of all apparatus (including hardstandings) associated with the solar farm.

- (ii) Details and a schedule of all surface treatment and landscaping works required to return the site to its former agricultural use.
- (iii) A timetable for implementation.

The restoration scheme shall thereafter be implemented in accordance with the duly approved details and timetable contained therein.

Reason: The solar farm's function is to generate renewable energy which would contribute to government targets by transferring a proportion of this energy to the National Grid. The benefits arising from this function provide the principal justification for the development's siting within the Countryside Area. If the solar farm ceases to fulfil this function it will no longer be fit for purpose and this justification will not exist. In such an instance, the land should be restored to its former appearance/use in the interests of preserving visual amenity, landscape character and a productive agricultural use in accordance with the requirements of Fylde Borough Local Plan policies EP11 and EP22, and the National Planning Policy Framework.

- 6. Unless alternative details have first been submitted to an approved in writing by the Local Planning Authority, the landscaping scheme detailed on drawing no. L.0315_06-G shall be carried out during the first planting season after the solar farm first becomes operational and the areas which are landscaped shall be maintained as landscaped areas throughout the lifetime of the development in accordance with the details shown on the approved plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced to the perimeter of the site in order to soften the development's visual impact on the open countryside and surrounding occupiers, and to deliver appropriate biodiversity enhancements as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP10, EP12, EP14, EP18, EP19 and the National Planning Policy Framework.

- 7. No development shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees/hedgerows identified as being retained as part of the landscaping scheme shown on drawing no. L.0315_06-G. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To ensure that measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development in accordance with the requirements of Fylde Borough Local Plan policies EP12 and EP14.

- 8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall take place in full accordance with the surface water drainage strategy outlined in the Flood Risk Assessment by PFA Consulting (document reference L326-DOC01-FRA-Issue 1) dated April 2015. The measures contained within the Flood Risk Assessment which are designed to ensure that the post-development rate of surface water runoff from the site does not exceed the pre-development (greenfield) rate, including the formation of swales as shown in Appendix 3 of the Flood Risk Assessment and on drawing no. STW 034-11, shall be implemented before the solar farm hereby approved first becomes operational, and retained as such thereafter for the lifetime of the development.

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 Borough Local Plan policies EP25 and EP30, and the

9. Before the solar farm hereby approved first becomes operational, details of a management and maintenance scheme for the sustainable drainage system required by condition 8 of this permission shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the solar farm and, as a minimum, shall include:
- arrangements for adoption by an appropriate public body or statutory undertaker, or by an appropriate management and maintenance company.
 - arrangements concerning funding mechanisms for the ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:
 - (i) on-going inspections relating to performance and asset condition assessments.
 - (ii) operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets.
 - (iii) any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
 - means of access for maintenance and easements.

The drainage system shall be installed in accordance with the details in the duly approved scheme before the solar farm first becomes operational, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any sustainable drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network in accordance with the requirements of Fylde Borough Local Plan policies EP25 and EP30, and the National Planning Policy Framework.

10. No development shall take place until an Environmental Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall demonstrate compliance with: (i) the mitigation measures and reasonable avoidance measures set out in Chapter 5 and Appendix 3 of the 'Preliminary Ecological Appraisal' by Avian Ecology (report reference Light-068-368 Issue F1) dated May 2015; (ii) the measures outlined in the 'Biodiversity Management Plan' by Avian Ecology (report reference Light-068-368 Issue F1) dated May 2015; and, in addition, shall include: (iii) a strategy to mitigate the impacts of any construction/decommissioning works to take place during the bird wintering period (October to March inclusive). The EMP shall include a timetable for the implementation/duration of any measures identified in (i) to (iii). Development shall thereafter be carried out in strict accordance with the measures and timetable contained within the duly approved EMP.

Reason: To ensure that appropriate measures are implemented as part of the development to mitigate the impact of operations during the construction, operational and decommissioning phases of development, to provide adequate compensation for any habitat loss arising as a result of the development, to ensure that the development does not adversely affect the favourable conservation status of protected species and to secure appropriate biodiversity enhancements as part of the development in accordance with the requirements of Fylde Borough Local Plan policy EP19 and the National Planning Policy Framework.

11. Unless alternative details have first been submitted to an approved in writing by the Local Planning

Authority, the development shall be carried out in full accordance with the following measures outlined in the 'Construction, Decommissioning and Traffic Management Method Statement' by Lightsource Renewable Energy Limited dated May 2015:

- Access to the site shall only be taken via the existing vehicle ingress/egress from the A583 (Preston New Road), the route of which is highlighted in blue at paragraph 3.1 of the Method Statement.
- (iv) Works of site preparation, delivery of materials, construction and decommissioning operations shall only take place between the hours of 08:00 and 18:00 Monday to Friday, and between 08:00 and 13:00 on Saturdays.
- There shall be no queuing, parking loading or unloading of delivery and/or construction vehicles on the public highway.
- There shall be no storage of materials outside the area of the construction compound.
- Water misting/spraying to control the emission of dust to the satisfaction of the Local Planning Authority.
- The recycling/disposal of waste materials arising from the decommissioning activities shall take place in accordance with the details set out in paragraph 7.1 of the Method Statement.

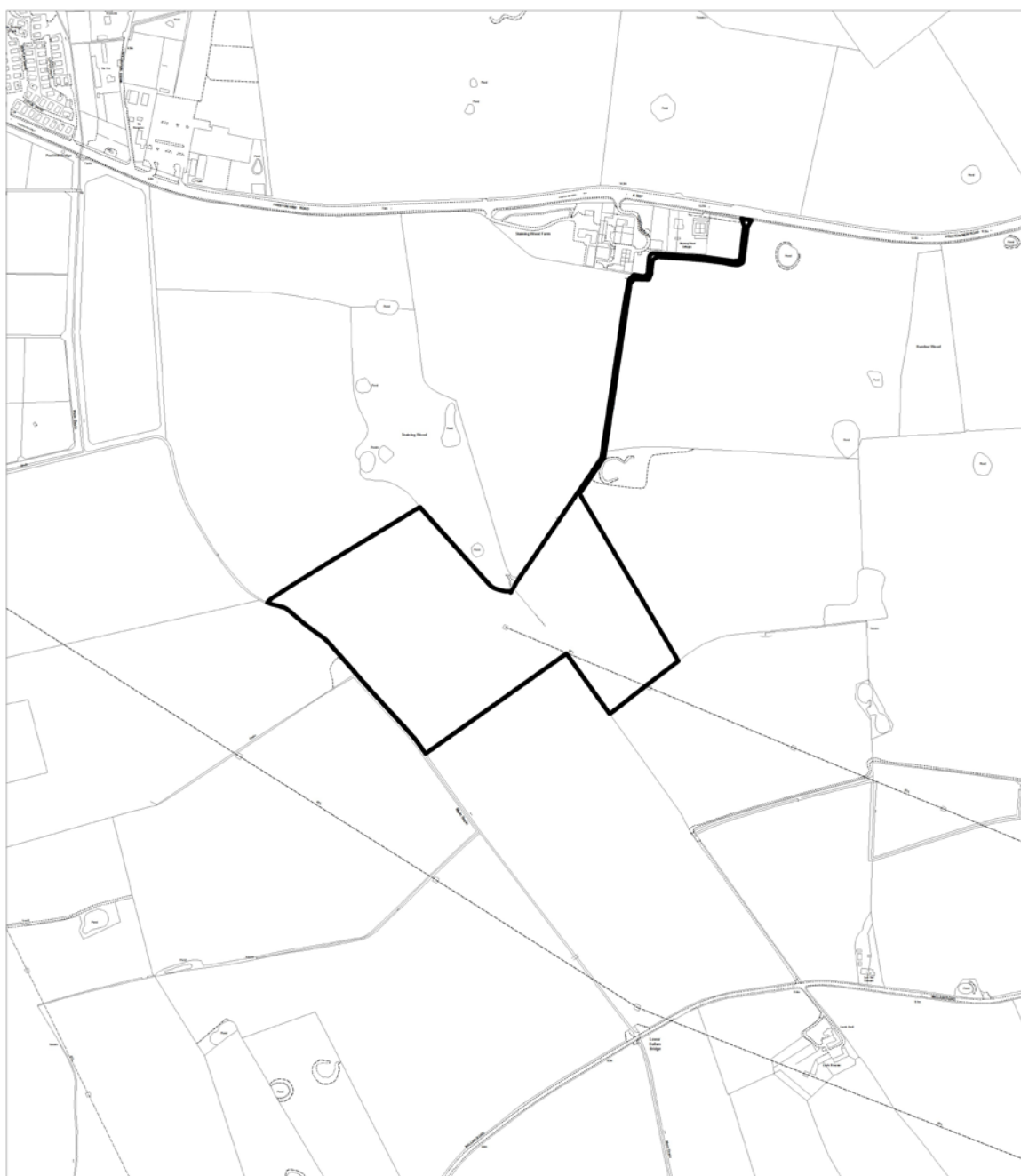
Reason: To ensure safe and convenient access and circulation for vehicular traffic, to prevent obstruction of the surrounding highway network, and to minimise the potential for unacceptable noise and nuisance for neighbouring occupiers in accordance with the requirements of Fylde Borough Local Plan policy EP27 and the National Planning Policy Framework.

12. No development shall take place until a scheme for the provision of traffic warning and directional signs at the junction of the site access onto Preston New Road has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the location, size and design of the signs. The duly approved signs shall be erected before any deliveries or construction activities commence, and shall be retained as such for the entirety of the construction period. The signs shall be removed within 5 days following the cessation of the construction period.

Reason: To enable all construction traffic to enter and exit the site in a safe manner without causing a hazard to other road users in accordance with the requirements of the National Planning Policy Framework.

13. No development shall take place until a scheme for the provision of wheel washing facilities to be operated during the construction period has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be adhered to for the entirety of the construction period.

Reason: To ensure that satisfactory provisions are made for wheel washing facilities for construction traffic in order to prevent material trailing onto the highway in the interests of highway safety and visual amenity in accordance with the requirements of Fylde Borough Local Plan policy TR1.



Development Services Fylde Council		(c) Crown Copyright and database right (2015). Ordnance Survey (100006084).	
Application No. 5/15/0337	Address Staining Wood, Preston New Road, Westby	Grid Ref. E.3367 : N.4319	Scale 0 40 80 120 160 m

Item Number: 4

Committee Date: 9 September 2015

Application Reference:	15/0342	Type of Application:	Householder Planning Application
Applicant:	Mr & Mrs Fletcher	Agent :	Keith Gleeson
Location:	GLENVIEW, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
Proposal:	SINGLE STOREY REAR EXTENSION TO KITCHEN, ENLARGEMENT OF WEST REAR DORMER, EAST SIDE ROOF LIFT TO FORM SECOND STOREY EXTENSION TO ROOF AND ADDITION OF FRONT ENTRANCE AREA ROOF CANOPY AND RECONFIGURATION OF WINDOWS/ENTRANCE DOORWAY		
Parish:	ELSWICK AND LITTLE ECCLESTON	Area Team:	Area Team 2
Weeks on Hand:	16	Case Officer:	Rob Clewes
Reason for Delay:	Application Deferred by Committee		

Summary of Recommended Decision: Grant

Introduction

This application was presented to the 20 August 2015 meeting of Committee and was deferred "*in order to seek alterations to the design of the first floor rear en-suite window in order to avoid potential overlooking of adjacent residential properties.*"

Officers have discussed this matter with the applicant's architect who has explained that his client wishes to have a full height opening in this location to take advantage of the distant views available whilst taking a bath. However he is mindful of concerns regarding the overlooking of neighbours and that would be possible from any access to the roof, and is to amend the plans to include a glazed Juliet balcony to physically prevent access whilst allowing those views. Notwithstanding this revision to the plans the condition that was proposed at Committee to restrict this access in any event has been added to the list of conditions recommended in this report. Another condition has been amended to ensure that the doors to this opening are obscurely glazed.

Other than the amended conditions the remainder of this report below is unaltered from that presented to the 20 August meeting.

Summary of Officer Recommendation

The application property is a detached house located in the countryside outside of the village of Little Eccleston, with the proposal being to add a series of extensions to it. These proposed extensions and alterations are considered to be in keeping with the existing property and the overall design and appearance is considered acceptable. The amenity of the neighbouring properties either side will not suffer a detrimental impact to their amenity however 3 first floor windows should be obscure glazed to ensure satisfactory privacy. Taking the above into account the proposal is considered to comply with the NPPF and Policies SP2, HL4 and HL5 of the Fylde Borough Local Plan and recommended for approval.

Reason for reporting to Committee

The Parish Council have objected to the application therefore under the procedures set for determining planning applications this application has been brought before Development Management Committee.

Site Description and Location

The application property is a red brick detached house located on the southern side of Garstang Road to the southwest of the rural settlement of Little Eccleston. The property has a hipped roof and front and rear dormers.

To the rear of the property there are agricultural fields. Either side there are neighbouring residential properties of differing styles and designs.

Details of Proposal

The proposal is for a single storey rear extension, enlargement of a rear dormer, a roof lift to the east side of the roof and additions and alterations to the existing entrance.

The rear extension projects 5.8m and is 3.5m wide. It has a flat roof with a lantern and the existing hipped roof over the kitchen will be changed to a flat roof of the same height.

The dormer extension is to the western rear dormer. The extension is 4.2m wide and it projects out the same distance as the existing dormer. The new hipped roof has an eaves height the same as the existing dormer and the ridge height is marginally lower than the ridge of the main roof.

The roof lift to the eastern slope of the main roof increases the height of the roof by 2m and it is 6.3m wide. The new part of the roof is hipped.

The addition and alterations to the existing porch consist of the re-sizing and repositioning of the windows and the addition of a canopy over the front door.

Relevant Planning History

Application No.	Development	Decision	Date
01/0215	PROPOSED FRONT WALL WITH TWO GATES TO NEW DWELLING	Granted	14/05/2001
00/0605	NEW DETACHED DWELLING AND GARAGE	Granted	04/10/2000
99/0063	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF 1 NO. DWELLING	Refused	26/03/1999

Relevant Planning Appeals History

Application No.	Development	Decision	Date
99/0063	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF 1 NO. DWELLING	Allowed	02/09/1999

Parish/Town Council Observations

Little Eccleston with Larbreck Parish Council notified on 22 May 2015 and comment:

“The ground floor extension and front entrance alterations were considered to be acceptable by the Parish Council however, the windows in the gable end and the French doors to the first floor (potentially allowing access to the new kitchen extension roof) were felt to be an invasion of privacy for the neighbours.”

Statutory Consultees and Observations of Other Interested Parties

Wyre Borough Council - Planning Dept

Comments - No comments received

Neighbour Observations

Neighbours notified:	22 May 2015
No. Of Responses Received:	5 letters of objection received
Nature of comments made:	Roof terrace will lead to noise pollution Loss of privacy Overbearing Over development of the site Space around the house will not allow for safe construction Inaccuracies on application form regarding height of trees Loss of light Inappropriate materials

Relevant Planning Policy

Fylde Borough Local Plan:

SP02	Development in countryside areas
HL05	House extensions
HL04	Enlargement and replacement of Rural dwellings

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance
JHE	Joint House Extensions SPD

Site Constraints

Within countryside area

Environmental Impact Assessment

This development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended.

Comment and Analysis

The main issues regarding this proposal are:

- Principle of the development
- Design
- Impact to the street scene
- Impact to residential amenity

Principle of the development

The application property is located within the countryside as defined by the Fylde Borough Local Plan. The site is a residential property with a defined residential curtilage therefore the appropriate Local Plan policies that apply to this application are Policies HL4 relating to the scale of residential extensions and HL5 relating to the general design and amenity requirements of residential extensions. Both these policies allow in principle for the extension of residential properties within the countryside.

Design

The design of the proposed extensions and alterations are considered acceptable as they are in keeping with, and do not dominate, the existing property. Although it is a relatively large dwelling within the site the extensions are not considered to be of a size and nature that they would be considered over-development as the spacing and massing of the property remains similar to that which currently exists. The proposed extensions are therefore considered to comply with both Policy HL4 and HL5 of the Fylde Borough Local Plan.

Impact to the street scene

The proposal will not have a detrimental impact to the character of the street scene. The proposed extensions and alterations do not detrimentally alter the appearance of the property nor the wider area as the majority of the proposed development is to the rear of the property.

Impact to residential amenity

The proposal will not create any detrimental impact to wither neighbouring property in terms of overbearing or massing impacts. The single storey rear extension will create no increase in impact as the extension does not project beyond the existing kitchen and due to the distance from the eastern boundary there will be no overbearing to the neighbouring property to the east, Millfield. The first floor rear dormer extension will not create a detrimental to Glen Cottage in terms of overbearing as it projects no further than the existing dormer and the roof, albeit larger, is hipped thereby reducing its mass. Any impact created will be minimal and is considered acceptable. The roof lift to the east side of the main roof will have no impact on the neighbouring properties. Although immediately adjacent the boundary with Millfield the increase in mass and bulk is minimal as it is lower than the ridge line of the main roof and the new part of the roof is hipped away from the boundary. This part of the proposal will have no impact on any other neighbouring property. The alterations to the existing entrance create no additional overbearing due to their small size.

Neither neighbouring property either side will suffer a detrimental increase in loss of light. This is due to the orientation of these properties, including the application property. The rear of the properties face southwards and due to this existing orientation there will be no detrimental loss of light to either neighbouring property by any element of the proposal.

In terms of loss of privacy there will be no detrimental impact from the proposal. The proposed roof lift proposes 3 first floor side elevation windows which face the neighbouring property to the east, Millfield. These windows will look out onto the roof of Millfield, however to ensure that there is no risk of an unacceptable impact these window should be obscure glazed to limit any potential views. None of the other elements of the proposal will impact on the privacy of Millfield.

There will be no detrimental impact to the neighbouring property to the west, Glen Cottage, as none of the windows in the single storey extension or the dormer extension directly face the property. The proposed first floor rear elevation window in the dormer extension looks primarily into the rear garden of the application property and into the fields further south. For clarity this opening whilst large is a window and not a set of patio doors from which access can be gained to the flat roof. The creation of a balcony is not part of the proposal and any such development would require the consent of the planning authority.

Other matters

Comments received raised concerns over the ability to carry out the construction and inaccuracies on the application form.

The ability to carry out the development in a safe and appropriate method are not material planning considerations. It is the applicant/contractors responsibility that all other relevant legislation is adhered to during construction works.

With regard to inaccuracies on the application form the alleged inaccuracy was noted and assessed during the site visit and has been given due consideration. It is deemed that this matter has not resulted in a material change to the assessment and recommendation.

Conclusions

The proposed extensions and alterations are in keeping with the existing property and the overall design and appearance is considered acceptable. The amenity of the neighbouring properties either side will not suffer a detrimental impact to their amenity however 3 first floor windows should be obscure glazed to ensure satisfactory privacy. Taking the above into account the proposal is considered to comply with the NPPF and Policies SP2, HL4 and HL5 of the Fylde Borough Local Plan.

Recommendation

That Planning Permission be GRANTED subject to the following conditions:

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

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

2. 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 19 May 2015, including the following plans:
 - Proposed Elevations - Keith Gleeson drawing 1504/01/09
 - Proposed Elevations - Keith Gleeson drawing 1504/01/08
 - Proposed first floor plan - Keith Gleeson drawing 1504/01/07
 - Proposed rear ground floor plan - Keith Gleeson drawing 1504/01/06

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

details.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in form, colour, and texture.

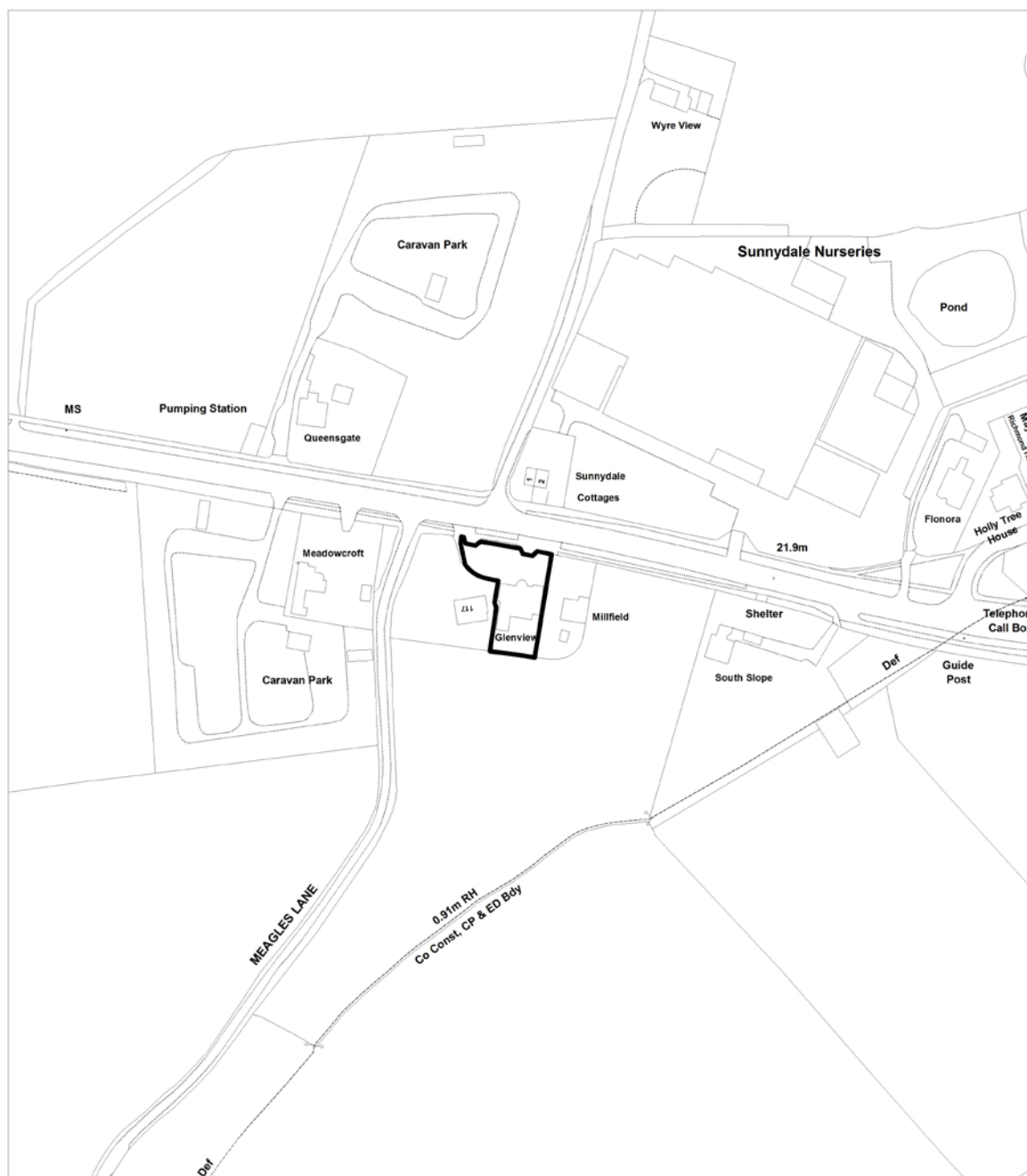
To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building as required by Policy H L5 of the Fylde Borough Local Plan.

4. The proposed first floor East facing side elevation windows indicated on the plans hereby approved to be serving a bathroom and dressing room, and the rear facing windows indicated on the approved plans to serve an ensuite shall all be glazed with obscure glass to a level of Pilkington Grade 4 (or equivalent) and shall thereafter be retained in that form.

To safeguard the amenities of the occupants of adjoining residential premises as required by Policy HL5 of the Fylde Borough Local Plan.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 there shall be no access shall be made available to the flat roof rear extension hereby approved. Prior to the commencement of any construction hereby approved, details of a suitable barrier to prevent such access shall be submitted to and approved in writing by the Local Planning Authority and then implemented and maintained in accordance with the approved details. The flat roofed area shall not be accessed (except for the purposes of maintenance of the property) or used as a sitting out area.

Reason: In order to prevent the use of the area as a sitting out area that would result in a loss of privacy to neighbouring occupiers in accordance with Policy HL5 of the Fylde Borough Local Plan.



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Application No. 5/15/0342	Address Glenview, Garstang Road, Little Eccleston	Grid Ref. E.3417 : N.4403	Scale 0 10 20 30 40 m

Item Number: 5

Committee Date: 9 September 2015

Application Reference:	15/0447	Type of Application:	Full Planning Permission
Applicant:	Persimmon Homes Lancashire	Agent :	
Location:	PONTINS, CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2SX		
Proposal:	MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 14/0392 FOR REALIGNMENT OF DWELLINGS ON PLOTS 59,60 AND 62, AND SUBSTITUTION OF HOUSE TYPES AS FOLLOWS: (I) REPLACEMENT OF ROSEBERRY HOUSE TYPE WITH KENDAL HOUSE TYPE ON PLOTS 36 AND 57, AND WITH GILBY HOUSE TYPE ON PLOT 47; (II) REPLACEMENT OF KENDAL HOUSE TYPE WITH ROSEBERRY HOUSE TYPE ON PLOTS 37 AND 61, WITH GILBY HOUSE TYPE ON PLOT 49, AND WITH FOUR HANBURY (SEMI-DETACHED) HOUSE TYPE ON PLOTS 10 AND 13; (III) REPLACEMENT OF WINSTER HOUSE TYPE WITH GILBY HOUSE TYPE ON PLOT 50 AND WITH THREE ALNWICK (MEWS) HOUSE TYPE ON PLOTS 11 AND 12; (IV) REPLACEMENT OF CORBY HOUSE TYPE WITH GILBY HOUSE TYPE ON PLOTS 54 AND 55; (V) REPLACEMENT OF CHEDWORTH HOUSE TYPE WITH GILBY HOUSE TYPE ON PLOT 14 AND (VI) REPLACEMENT OF HATFIELD HOUSE TYPE WITH CLAYTON HOUSE TYPE ON PLOT 48		
Parish:	ST LEONARDS	Area Team:	Area Team 2
Weeks on Hand:	8	Case Officer:	Matthew Taylor
Reason for Delay:	Not applicable		

Summary of Recommended Decision: Approve Subj 106

Summary of Officer Recommendation

The principle of residential development on the site has been established through the approval of outline and reserved matters applications 10/0877 and 14/0392. The application seeks permission for a minor material amendment to the extant reserved matters approval in order to realign dwellings on three plots and to substitute house types on a further 15 plots across the site. The need for these substitutions is largely driven by aerodrome safeguarding concerns raised by Blackpool Airport and, resultantly, the substitutions propose an overall reduction in the height and massing of buildings on the site.

The proposed revisions, with respect to the layout, scale, height and design of the dwellings, would have no greater impact than the extant permission on the character and appearance of the street scene and surrounding occupiers/uses. The development would have no materially greater (or different) effects on the nearby SSSI, and the proposed changes to the scale of the dwellings would overcome safeguarding concerns from Blackpool Airport. Accordingly, the scale and nature of the proposed amendments would result in a development which, whilst addressing aerodrome safeguarding concerns, would not be substantially different to the extant permission. There has been no material change in planning policy since the approval of application 14/0392 to indicate that an alternative decision should be reached. The proposed development is therefore in accordance with the requirements of the relevant policies of the FBLP and the NPPF.

Reason for Reporting to Committee

The Officer recommendation is for approval and the Town Council have objected to the application.

Site Description and Location

The application relates to the former Pontins Holiday Camp occupying a rectangular parcel of land between the A584 (Clifton Drive North) to the west and a railway line to the east. Blackpool Airport lies further to the east of the site beyond the railway line and the Lytham St Annes Dunes Site of Special Scientific Interest (SSSI) is located to the south.

A residential development comprising 73 dwellings is under construction on the site pursuant to outline planning approval 10/0877 and the subsequent reserved matters approval 14/0392. A separate substitution of house types application relating to three plots (nos. 2, 7 and 20) along the site's frontage to Clifton Drive North is pending consideration (reference 15/0382).

Details of Proposal

The application seeks permission for a minor material amendment to reserved matters approval 14/0392 for a minor realignment of three dwellings on plots 59, 60 and 62 to afford deeper front gardens by repositioning each dwelling further away from the frontage with the estate road. The application also includes the following substitutions of house types:

- Replacement of Roseberry house type with Kendal house type on plots 36 and 57, and with Gilby house type on plot 47.
- Replacement of Kendal house type with Roseberry house type on plots 37 and 61, with Gilby house type on plot 49, and with four Hanbury (semi-detached) house type on plots 10 and 13.
- Replacement of Winster house type with Gilby house type on plot 50 and with three Alnwick (mews) house type on plots 11 and 12.
- Replacement of Corby house type with Gilby house type on plots 54 and 55.
- Replacement of Chedworth house type with Gilby house type on plot 14.
- Replacement of Hatfield house type with Clayton house type on plot 48.

The above substitutions affect a total of 15 plots approved as part of application 14/0392. Of these, direct substitutions would occur on 11 plots, with detached houses on the four remaining plots (nos. 10, 11, 12 and 13) being replaced with a combination of two pairs of semis and three terraced dwellings (seven in total).

An area to the southeast corner of the site which was to be developed for three detached dwellings under approval 14/0392 has been left undeveloped in order that the total number of dwellings proposed as part of the minor material amendment remains consistent with the extant permissions (a total of 73). This area is annotated as an "area reserved for potential future development" and, accordingly, could be the subject of a separate, full planning application in the future. This is not, however, being applied for as part of the current application.

Relevant Planning History

Application No.	Development	Decision	Date
14/0563	ADVERTISEMENT CONSENT FOR ERECTION OF	Granted	07/10/2014

NON-ILLUMINATED POST SIGN MEASURING 6M
X 3M

14/0392	APPLICATION FOR APPROVAL OF RESERVED MATTERS OF LAYOUT, SCALE, LANDSCAPING AND APPEARANCE RELATING TO OUTLINE PLANNING PERMISSION 10/0877 FOR 73 DWELLINGHOUSES AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE.	Approved with 106 Agreement	23/12/2014
11/0611	RESERVED MATTERS FOR APPROVAL : ACCESS, APPEARANCE, LANDSCAPE, LAYOUT AND SCALE FOR 238 DWELLING UNITS.	Withdrawn by Applicant	05/09/2011
10/0877	OUTLINE PLANNING FOR REDEVELOPMENT OF THE SITE FOR UP TO 73 DWELLINGS TOGETHER WITH ASSOCIATED DEVELOPMENT AND OPEN SPACE (PHASE 2)	Granted	01/05/2013
08/1049	REDEVELOPMENT OF SITE FOR UP TO 275 DWELLINGS TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE	Granted	01/05/2013

Relevant Planning Appeals History

None

Parish/Town Council Observations

St Annes on Sea Town Council were notified of the application on 15 July 2015. The Town Council has objected to the application on the following grounds:

- The Town Council is concerned about the amendments to this application. The reason given by the developer is "consultation with Blackpool airport has required that several of the building heights are incompatible with their regulations. Therefore a combination of house types alterations and substitutions are required to overcome this and still maintain a similar coverage on the site". However, the house types/styles are the same height as those which have already been approved (and to be replaced) so there is no need for the changes on this basis.
- The Town Council is also concerned that the change in styles is leading to a denser development on some parts of the site creating a greater massing and over-intensive development. As a consequence of these proposed changes and the compactness of the buildings, land is being freed up on the site (identified on the plan) which will eventually be the basis of a planning application to increase the number of houses on the site beyond those which were originally agreed to.

Statutory Consultees and Observations of Other Interested Parties

Blackpool Airport:

- The proposed development has been considered, and we find that provided it is constructed as shown on the drawings and plans attached to the Application, and at the location indicated, Blackpool Airport would offer no aerodrome safeguarding objections to the Application.

Blackpool Council: No response received within statutory consultation period.

Neighbour Observations

Neighbours notified: 15 July 2015
Site notice posted: 24 July 2015
Press notice: 23 July 2015
No. Of Responses Received: None

The appropriate neighbouring properties have been notified of the application by letter. In addition, as the proposal represents major development notices have also been posted on site and in the local press. No representations have been received.

Relevant Planning Policy

Fylde Borough Local Plan:

SP01	Development within settlements
SP03	Development in green belt
HL02	Development control criteria for new housing proposals
EP14	Landscaping of new developments
EP15	Protection of European wildlife sites
EP16	Development in or near SSSI's
EP17	Devt in or near Biological & Geological Heritage Sites
EP27	Noise pollution
TR01	Improving pedestrian facilities
TR14	Blackpool airport
TREC17	Public Open Space within New Housing Developments

Other Relevant Policy:

NPPF:	National Planning Policy Framework
NPPG:	National Planning Practice Guidance

Site Constraints

Within Green Belt

Environmental Impact Assessment

The development is of a type listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (category 10(b)). However, as it does not exceed the threshold in Column 2 and is not located within a sensitive area, the proposal is not EIA development and, accordingly, does not need to be accompanied by an Environmental Statement. It is also noted that reserved matters application 14/0392 was not EIA development as all environmental effects had been considered under the outline (10/0877).

Comment and Analysis

Background:

The need for the application has arisen due to aerodrome safeguarding concerns raised by Blackpool Airport. In particular, the airport expressed concerns regarding the height of a number of dwellings permitted under the reserved matters approval. Persimmon has engaged in discussions with the airport in order to identify specific plots where the height of the dwellings resulted in a safeguarding objection. The substitutions sought under this application reflect those discussions with the airport,

who have confirmed that the alterations made have overcome their initial concerns.

A total of 10 house types are included (either by virtue of being replaced or introduced) as part of the substitutions. Table 1 below indicates the number of storeys and ridge heights of each house type, along with the difference in numbers compared to the extant reserved matters approval:

House type	No. Storeys	Max Ridge Height (m)	Plot nos. (MMA)	Variance with RM
Alnwick	2	7	11, 11a, 12	+3
Chedworth	2	7.9	N/A	-1
Clayton	2	7.1	48	+1
Corby	1	5.9	N/A	-2
Gilby	1	6.4	14, 47, 49, 50, 54. 55	+6
Hanbury	2	7.2	10, 10a, 13, 13a	+4
Hatfield	2	7.7	N/A	-1
Kendal	2	8	36, 57	-3
Roseberry	2	7.7	37, 61	-1
Winster	2	8	N/A	-3

Table 1 – Comparison of affected house types between MMA and reserved matters approval.

The Parish Council opine that many of the substitutions do not result in a change in the number of storeys to the dwellings and, accordingly, question the need for the substitutions on the basis of their height. However, as can be seen in Table 1, where reductions in dwelling numbers have occurred these losses have, with respect to ridge levels, affected the tallest house types. The exception to this is where the Corby bungalow has been replaced with the Gilby bungalow which has a slightly greater ridge height (though this does not have any implications for aerodrome safeguarding).

Principle of development:

The principle of development on the site has been established under outline permission 10/0877 and, subsequent to this, reserved matters approval 14/0392. The current application seeks to make amendments to reserved matters approval 14/0392, principally through the substitution of house types on 15 plots.

Section 17a of the NPPG relates to “flexible options for planning permissions”, including applications for Minor Material Amendments (MMAs) made under S73 of the Town and Country Planning Act. Paragraph 15 of the NPPG makes clear that a grant of a MMA application is, in effect, the issue of a new planning permission which sits alongside the original permission. With respect to what may be considered to constitute a MMA to an existing permission, paragraph 17 indicates that

- “There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved”.

Given the grant of reserved matters approval 14/0392, the development which the current application seeks to amend has already been judged to be acceptable in principle. Applications for minor material amendments are to be determined in accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, though given the existence of an extant planning approval, it follows that attention should be focussed on national or local policies or other material considerations which have changed significantly since the original grant of permission, as well as the effects of the

changes sought.

Application 14/0392 was approved in December 2014. Whilst the Council produced an updated draft of its emerging local plan (the revised Preferred Options Local Plan) in June 2015, this has not been subject to independent examination and, accordingly, continues to carry limited weight. In any case, the emerging Local Plan identifies the application site as a strategic location for housing. There have been no material change in local or national planning policy since the issuing of the reserved matters approval to indicate that an alternative approach should be taken with respect to the principle of development, nor has there been any physical change in circumstances at the site.

Development has already commenced on site pursuant to the extant planning approval. The extent of current construction operations incorporates those plots along the site's frontage with Clifton Drive North which are covered by the extant reserved matters approval and application 15/0382. Construction has not yet commenced on the plots to be altered through the MMA procedure. Therefore, whilst approval of the application would, in effect, result in the issuing of a new permission, consideration only needs to be given to those elements of the scheme which differ from the previous approval, under the same policy context.

The implications of each amendments are addressed in turn below.

Realignment of three plots:

Three dwellings occupying a central position within the site facing towards the northern boundary are to be repositioned within their plots (nos. 59, 60 and 62). The proposed realignment of the dwellings would afford deeper garden frontages to each property and a greater degree of separation with the flanking cul-de-sac to the front of the houses. The increased setback for each of the plots is as follows:

- Plot 59 – 0.8m.
- Plot 60 – 1.3m.
- Plot 62 – 2m.

The increased separation with the estate road and deepening of front gardens would be offset by a commensurate reduction in the depth of the rear garden areas to each plot. Plots 59 and 60 back onto the rear gardens of plots 63/73 (detached houses orientated at right angles) with a solid, 1.8m high boundary treatment intervening between the gardens. The rear elevation of plot 62 faces at oblique angles onto the gable end of plot 63 and the estate road over a minimum distance of some 15m. Therefore, given the level of separation and screening between the properties, the realignment of the three plots would not have any undue impact on the privacy and amenity of future occupiers. The revised alignment to the front of houses would have a beneficial impact with respect to plot 62 on the corner by increasing the sense of openness on the junction and would not alter the building line along the row in any readily distinguishable way. There would be no change in house types on these plots and, given their central position within the site, there would be little visual distinction between the current proposal and that approved as part of the reserved matters when the site is seen from surrounding public vantage points. The site's separation from the closest existing dwellings means there would be no difference in impact on neighbouring residents. Therefore, it is considered the scale and nature of the development would not be substantially different from the extant permission and, accordingly, there would be no change in the development's impact to indicate that an alternative decision should be reached.

Substitution of house types:

The application includes substitutions on a total of 15 plots across the site. The majority of these (11 plots) would result in comparable substitutions of one detached house type with another in order to replace a taller dwelling with a house type of a lower ridge height or to maintain an appropriate mix across the site. In these cases, the substituted dwellings occupy either the same, or very similar, footprints and positions within each plot. Elevational treatments follow a consistent rhythm between house types with respect to materials, window proportions and protruding features and, as the development is seen in its own individual context some distance away from other surrounding buildings, these substitutions would have very little impact on the street scene or surrounding uses outside the site. Moreover, as the substations would result in the introduction of dwellings with a reduced overall height and massing, their visual impact would also be reduced commensurately.

With respect to the four remaining plots, the application seeks to replace a group of four detached houses on plots 10-13 (inclusive) with two pairs of semi-detached houses (plots 10/10a and 13/13a) and a row of three terraced dwellings (plots 11, 11a and 12) – an increase of three dwellings on this part of the site. A *circa* 1038 square metre parcel to the southeast corner of the site is shown as undeveloped land “reserved for potential future development” in order that the overall number does not rise beyond the 73 permitted under the extant permission. This area is broadly equal in size to that which is shown to accommodate three detached dwellings (plots 51, 52 and 53) on the layout approved as part of application 14/0392).

The Parish Council consider that the eventual uplift in numbers on the site which would arise through the submission of a further application on the undeveloped land parcel and the higher density afforded by the inclusion of semi-detached and terraced house types on plots 10-13 would result in an over development of the site.

Whilst it is recognised that the revised layout across plots 10-13 and the exclusion of the 0.1 hectare land parcel to the southeast corner of the site from the developable area is likely to result in an eventual uplift in the overall number of dwellings, this is not to be applied for as part of the MMA application. Instead, a separate full planning application would be required to develop this part of the site in the future, at which point any implications arising from the increased number of dwellings would be considered. Nevertheless, and in response to the comments of the Parish Council, the following should be noted with respect to the density arising from the MMA application:

- The approved site has a net developable area of 2.1 hectares at a density of 34.7 dwellings per hectare. When excluding the undeveloped land parcel (i.e. a developable area of 2 hectares), this density rises to 36.5 dwellings per hectare. It is not considered that such a minor uplift in density would warrant refusal of the application on the grounds of over development. Indeed, the new density remains within the range permitted under criterion (3) of FBLP policy HL2 (30-50 dwellings per hectare) and is appropriate to this urban setting.

The change in housing density on this part of the site would result in a more tightly-packed layout and, due to the absence of integral garages, a loss of front garden space to accommodate two off-road car parking spaces for each dwelling. This would not, however, detract from the general character and appearance of the street scene throughout the estate. In addition, as these plots would be located towards the centre of the site away from Clifton Drive North (and screened behind rows of dwellings along this frontage), the proposed substitutions and change in the development layout would not be readily visible from surrounding public vantage points. Therefore, it is considered the scale and nature of the development would not be substantially different from the extant permission and, accordingly, there would be no change in the development’s impact to indicate that an alternative decision should be reached.

Other matters:

Highways and ecology:

As the application does not propose any change in the site access, the number of dwellings or the internal highway layout, it is not considered that there would be any materially different implications for highway safety in comparison to the extant planning approval.

The developable areas of the site would not be extended beyond those of the extant permission and the 'ecology buffer' along the southern site boundary with the adjacent SSSI would be maintained as originally approved. Therefore, the development's impact on the SSSI would not be materially different.

Developer contributions:

Paragraph 15 to section 17a of the NPPG states that:

- "If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation".

The applicant entered into a planning obligation as part of the outline permission which secured contributions towards affordable housing, public realm improvements, travel plan monitoring, the implementation of a Traffic Regulation Order and education. This obligation was subsequently varied as part of the reserved matters approval to secure the provision of affordable housing for the southern site on the northern site (i.e. the affordable units required for the development on the southern site are to be provided on the northern site, in addition to those required for the northern development).

The applicant will need to enter into a supplemental agreement to link the requirements of the obligations for the outline (as varied by the reserved matters) to this application in order that those requirements are equally applicable to the MMA application (which is tantamount to the grant of a new planning permission). An approved resolution is included below to delegate this to the Head of Planning and Regeneration.

Conditions

Paragraph 15 to section 17a of the NPPG states that:

- A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.

The applicant has submitted three condition discharge applications on the site. Two of these relate to conditions attached as part of the outline and one relates to the reserved matters approval. Where appropriate, or where additional details have been provided as part of the application, the conditions attached to planning approval 14/0392 have been adapted to incorporate the details submitted as part of the condition discharge application for the reserved matters. Where this has not been possible, appropriate conditions have been recommended to reflect those imposed on the extant reserved matters approval (including appropriate re-wording where necessary).

Conclusions

The principle of residential development on the site has been established through the approval of

outline and reserved matters applications 10/0877 and 14/0392. The application seeks permission for a minor material amendment to the extant reserved matters approval in order to realign dwellings on three plots and to substitute house types on a further 15 plots across the site. The need for these substitutions is largely driven by aerodrome safeguarding concerns raised by Blackpool Airport and, resultantly, the substitutions propose an overall reduction in the height and massing of buildings on the site.

The proposed revisions, with respect to the layout, scale, height and design of the dwellings, would have no greater impact than the extant permission on the character and appearance of the street scene and surrounding occupiers/uses. The development would have no materially greater (or different) effects on the nearby SSSI, and the proposed changes to the scale of the dwellings would overcome safeguarding concerns from Blackpool Airport. Accordingly, the scale and nature of the proposed amendments would result in a development which, whilst addressing aerodrome safeguarding concerns, would not be substantially different to the extant permission. There has been no material change in planning policy since the approval of application 14/0392 to indicate that an alternative decision should be reached. The proposed development is therefore in accordance with the requirements of the relevant policies of the FBLP and the NPPF.

Recommendation

That, subject to the completion of a supplemental planning obligation under S106 of the Town and Country Planning Act to link the extant planning obligation for outline permission 10/0877 (as amended) to the new reserved matters approval (a 'deed of variation'), planning permission be GRANTED subject to 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):

1. This permission relates to the following plans:
 - Drawing no. FP-LSA-LP1-PH2 – Location plan.
 - Drawing no. FP-LSA-PL1-PH2-73U – Planning Layout (phase 2) 73 Unit.
 - Drawing no. 'The Hanbury' – Plans and elevations.
 - Drawing no. 'The Gilby' – Plans and elevations.
 - Drawing no. 'The Kendal' – Plans and elevations.
 - Drawing no. 'The Alnwick' – Plans and elevations.
 - Drawing no. 'The Clayton Corner' – Plans and elevations.
 - Drawing no. 'The Winster' – Plans and elevations.
 - Drawing no. 'The Hatfield' – Plans and elevations.
 - Drawing no. 'The Roseberry' – Plans and elevations.
 - Drawing no. 'The Rufford' – Plans and elevations.
 - Drawing no. 'The Barrington' – Plans and elevations.
 - Drawing no. 'The Chedworth' – Plans and elevations.
 - Drawing no. 'The Clandon' – Plans and elevations Rev A
 - Drawing no. 'The Runswick' – Plans and elevations.
 - Drawing no. 'The Barrington Frontage' – Plans and elevations.
 - Drawing no. 'The Clandon Plus' – Plans and elevations.
 - Drawing no. 'The Clandon Frontage' – Plans and elevations.
 - Drawing no. 'The Kendal' – Plans and elevations.

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.

2. No development relating to plots 10, 10a, 11, 11a, 12, 13, 13a, 14, 47, 48, 49, 50, 54 and 55 (as identified on drawing no. FP-LSA-PL1-PH2-73U) shall take place until samples or full details of all materials to be used on the external surfaces of the Alnwick, Clayton, Gilby and Hanbury house types have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: 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 HL2 and the National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the dwellings which are not specified in condition 2 of this permission shall be constructed in accordance with the materials detailed in the schedule (reference LSA-MS-01 C) submitted in connection with application for approval of details reserved by condition reference DISC/14/0392.

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 HL2 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each dwelling shall be constructed in accordance with the details (including their siting, height, materials and design) indicated on drawing no. LSA-PH2-302 Rev D before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to provide adequate levels of privacy between neighbouring dwellings in accordance with the requirements of Fylde Borough Local Plan policy HL2 and the National Planning Policy Framework.

5. Within 3 months of the date of this permission a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of an appropriate wildflower mix and the type, species, siting, planting distances and a 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 10 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. 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.

Reason: In order to ensure satisfactory provision of landscaping as part of the development layout in accordance with the requirements of Fylde Borough Local Plan policy EP14.

6. Within 3 months of the date of this permission samples or full details of materials to be used in the

construction of all hard surfaced areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the duly approved surfacing materials.

Reason: In order to ensure satisfactory treatment of hard surfaced areas in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan policy HL2.

7. Within 3 months of the date of this permission details for the provision of pedestrian, cycle and wildlife corridor routes through the site shall be 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: To secure appropriate permeability of the site by residents, visitors and wildlife in accordance with the requirements of Fylde Borough Local Plan policies HL2, TR1, EP15, EP16 and EP19.

8. Within 3 months of the date of this permission a scheme for the provision of the public open space to the northeast corner of the site (the siting and extent of which is identified on drawing no. FP-LSA-PL1-PH2-73U) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the layout, design and maintenance arrangements for the open space, and a timetable for its provision. The open space shall thereafter be provided, and subsequently maintained, in accordance with the details and timetable in the duly approved scheme.

Reason: To ensure the satisfactory provision and ongoing maintenance of public open space in accordance with the requirements of Fylde Borough Local Plan policy TREC17 and the National Planning Policy Framework.

9. None of the dwellings hereby approved shall be first occupied until details for the ongoing maintenance of the communal areas of the site and any other areas that are not part of the domestic curtilage of any dwelling (including all areas of incidental landscaping) have been submitted to and approved in writing by the Local Planning Authority. The relevant areas of the site shall thereafter be maintained in accordance with the duly approved details.

Reason: To ensure the ongoing maintenance and management of public open spaces in the interests of the character and appearance of the area and the amenity of the occupiers of the development in accordance with the requirements of Fylde Borough Local Plan policy EP14.

10. Within 3 months of the date of this permission, a scheme for the erection of a masonry wall along the boundaries between the gardens of plots 15, 27 – 39 (inclusive) and 50 – 54 (inclusive) and the adjacent “ecology buffer” shall be submitted to and approved in writing by the Local Planning Authority. The relevant sections of masonry wall shall be erected in accordance with the duly approved scheme before the dwelling on each associated plot is first occupied, and shall be maintained as such thereafter.

Reason: To ensure a suitable boundary treatment between the residential development and the adjacent ecology buffer in the interests of visual amenity and to ensure the maintenance of the ecology buffer in accordance with the requirements of Fylde Borough Local Plan policies HL2, EP15, EP16 and EP19.



Development Services Fylde Council		(c) Crown Copyright and database right (2014). Ordnance Survey (100006084).	
Ref: 15/0447	Address Pontins, Clifton Drive North, Lytham St Annes	Grid Ref. E.3309 : N.4310	Scale 0 25 50 75 100 m

Appeal Decisions

There are no appeal decisions to report in the period 21 August 2015 to 28 August 2015.

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
PLANNING AND REGENERATION	DEVELOPMENT MANAGEMENT COMMITTEE	9 SEPTEMBER 2015	6

WREA GREEN PUBLIC REALM SCHEME

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

As part of the planning permission granted for the residential development at Richmond Avenue, Wrea Green (5/12/408) a sum of £30,000 was negotiated under the 'public realm' element of the Section 106 Agreement. This was justified as Wrea Green is identified as a declared scheme within the Council's adopted Regeneration Framework, as a location that would benefit from environmental improvements.

The £30,000 has now been received from the developer. In anticipation of this funding, discussions have been on-going for some time to utilise the contribution for an upgraded street lighting scheme around The Green. It is considered that this proposal would fully accord with the objectives of the Framework and specifically in the context of improvements to Wrea Green and its designated conservation area.

The scheme, when implemented, will make a significant visual enhancement to the environment of The Green and its surrounding development.

RECOMMENDATIONS

1. That Committee note the intention to utilise the sum of £30,000, secured from the development of the approved residential development at Richmond Avenue, Wrea Green, for the purposes of undertaking the street lighting improvement scheme as defined within the report subject to the Parish Council entering into an agreement to only use the sum for the approved scheme and subject to them returning the funds to Fylde Borough Council should the sum not be spent within the timeframe set out in the Section 106 agreement.
2. That Committee request approval by the Chief Financial Officer, in consultation with the Chair of the Finance and Democracy Committee, for a fully-funded revenue budget increase in the sum of £30,000 to provide for the payment of a revenue grant to Ribby-with-Wrea Parish Council for the improvement works described within the report, to be funded by a S106 developer contribution for this purpose in the same amount which has been previously received by Fylde Council
3. That the Committee note that the works will be commissioned by Ribby-with-Wrea Parish Council with the support of Lancashire County Council, who will undertake the works.

CORPORATE PRIORITIES (delete ✓ which are not relevant)			
To Promote the Enhancement of The Natural & Built Environment (Place)	✓	To Encourage Cohesive Communities (People)	✓
To Promote a Thriving Economy (Prosperity)		To Meet Expectations of our Customers (Performance)	

SUMMARY OF PREVIOUS DECISIONS Planning Application Approval 5/12/408
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REPORT

1. Details of the Scheme and its objectives

As outlined in the Summary section, a contribution of £30,000 was secured through Section 106 of the Town and Country Planning Act 1990, as part of the planning permission 5/12/408 – land at Richmond Avenue, Wrea Green. The contribution was justified as a scheme for environmental improvements for the village centre is contained within the Council's adopted Regeneration Framework.

In discussions with the Parish Council, it was concluded that one effective way of enhancing the physical environment of the village, and in particular the designated conservation area, was by way of upgrading the existing street lighting. In view of the physical characteristics of Wrea Green Conservation Area, where the village green is encircled and enclosed by peripheral development, its encircling roads are visually prominent and as a result the street lighting is also quite conspicuous.

At the present time, the highway surrounding The Green contains lighting columns arranged on the 'buildings' side. The columns are 5 metres high, painted black but contain a somewhat utilitarian lantern. In view of their age some of the columns have a somewhat weathered appearance.

In the case of Wrea Green, in contrast with other situations, there is considered to be an environmental benefit in slightly increasing the height and prominence of the columns. In doing so, through the use of a traditional decorative bracket and lantern, the overall effect would be one of introducing a collective feature that would enhance the architectural and historic quality of the conservation area.

In essence, the scheme proposes the retention of the columns but the replacement of the utilitarian lanterns with a decorative 'swan neck' bracket and 'teardrop' lantern (41 units). The type of equipment is shown at Appendix 1. Once fitted, the County Council has undertaken to paint the columns to enhance the overall appearance of each unit. The new lighting units will be more prominent than those present, which is desirable, but they will remain of an appropriate scale to those elements of the built environment to which they will relate. The swan neck is a traditional style of bracket and in view of the increased height, will also help to achieve better lighting levels. The taller units by the mini-roundabout will also be upgraded.

In addition to the decorative improvements and benefits resulting from the new brackets and lanterns, they will also offer better light output and it is proposed to use a white light system as opposed to sodium, therefore offering better colour rendition.

In summary, the new lighting units will enhance the character and appearance of the Wrea Green Conservation Area. They will have the added advantage of providing a better quality light source potentially increasing road safety and security.

2. Value for Money and Procurement

The street lighting system as proposed is required to meet the specifications of Lancashire County Council, which are, in turn based on British Standards. These factors relate to lighting output and efficiency as well as a consideration of future maintenance issues. The selected manufacturer, Windsor lighting, is considered to offer the most appropriate lantern to meet performance specifications for the particular locality. Other manufacturer products have been considered but discounted. Windsor lighting products have been used in other regeneration schemes and their product pricing, robustness and the performance of its equipment has proved to be of a good quality.

3. Financing of the scheme

The total cost of the scheme is around £35,000. The £30,000 Section 106 contribution is to be supplemented by the County Council which, will carry out the adaptation works and cover the costs of painting. There will be no resource implications for the Borough Council. Future maintenance will be the responsibility of the County Council.

4. Risk Assessment

There are no risks associated with the scheme. The Section 106 payment will be a transfer to the Parish Council as a contribution to the overall scheme. However, the terms of the Section 106 agreement require that any sums not expended in accordance with the provisions of the agreement i.e. within 5 years from the date of payment to the Borough Council. It is important, therefore, that any transfer of the sum to the Parish Council includes measures to recover the sum should it not be spent in accordance with the terms of the agreement.

5. Alternatives

The Parish Council have expressed a wish to engage with this Council in formulating future enhancement proposals for the area of the village identified within the Regeneration Framework – essentially the designated conservation area. However, through discussion it was concluded that the lighting scheme was affordable in view of the Section 106 contribution along with a ‘top up’ contribution as outlined. The scheme would have a significant, positive impact, improving the character and appearance of the centre piece of the village – The Green. The Parish Council have also suggested that in the light of new residential development being constructed around the village, the scheme will result in a visual improvement that will benefit the community as a whole. Officers of the Borough Council endorse that view.

6. Conclusion

The scheme as proposed is supported and is considered to fulfil the objectives of the Section 106 contribution. It is hoped that the scheme will be implemented in the short term.

IMPLICATIONS	
Finance	<p>This report describes certain improvement works within Wrea Green and seeks endorsement from the Committee to a request for approval by the Chief Financial Officer, in consultation with the Chair of the Finance and Democracy Committee, for a fully-funded revenue budget increase in the sum of £30,000 to provide for the payment of a revenue grant to Ribby-with-Wrea Parish Council for the improvement works described within the report, to be funded by a S106 developer contribution for this purpose in the same amount which has been previously received by Fylde Council.</p> <p>Payment of the grant would be subject to the Parish Council entering into an agreement to use the sum only for the scheme as described in this report and subject to them returning the funds to Fylde Borough Council should the sum not be spent within the timeframe set out in the Section 106 agreement.</p>
Legal	None directly applicable
Community Safety	None directly applicable
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community.
Sustainability and Environmental Impact	The scheme will have a positive impact of the character and appearance of the Wrea Green Conservation Area
Health & Safety and Risk Management	Matters dealt with by Lancashire County Council in the context of the delivery of the scheme.

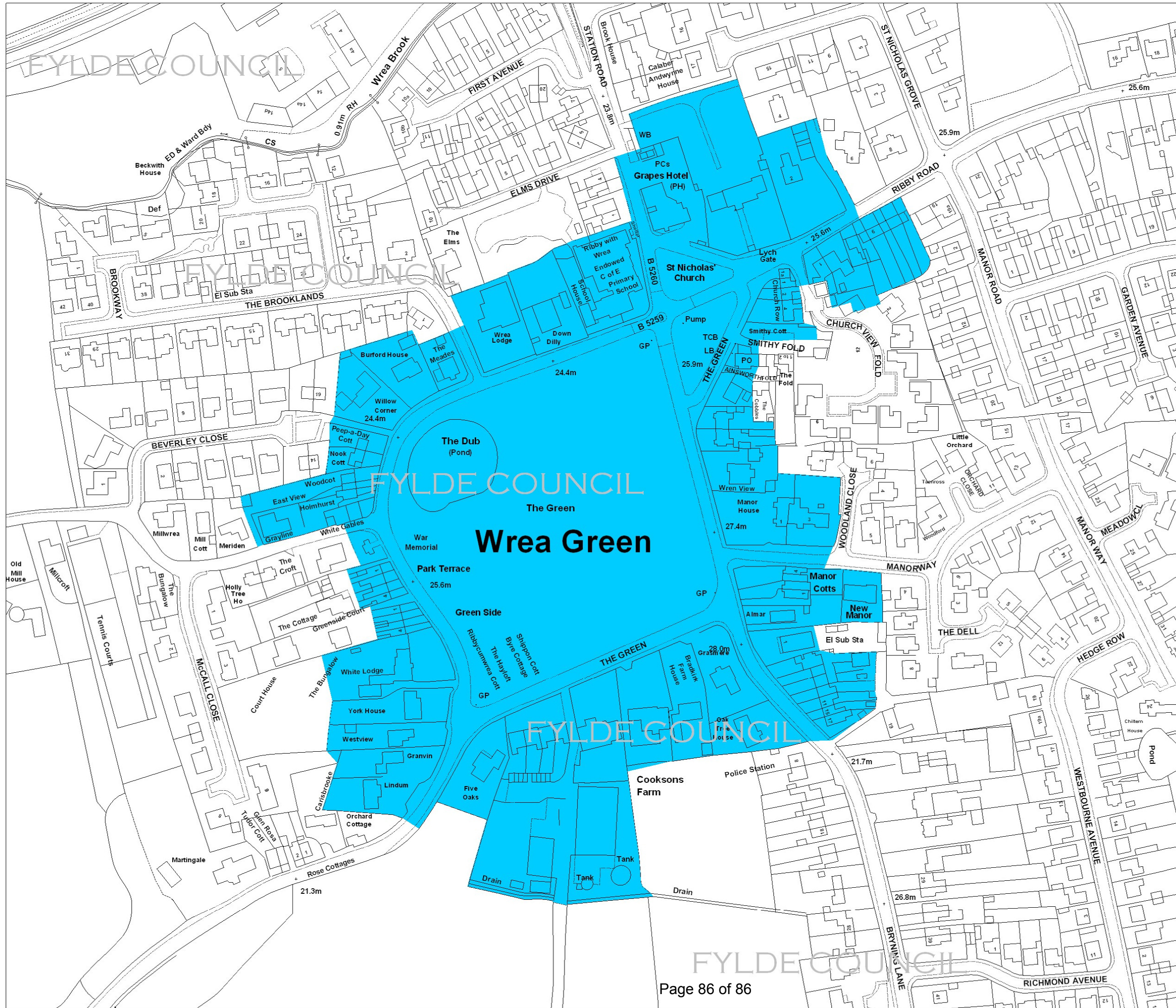
LEAD AUTHOR	TEL	DATE	DOC ID
Paul Drinnan	01253 658434	21 st August 2015	

LIST OF BACKGROUND PAPERS		
Regeneration Framework	2010	Town Hall, St Annes or www.fylde.gov.uk
Planning Application 5/12/498		Town Hall, St Annes or www.fylde.gov.uk

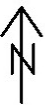
Attached documents

1. Illustrations of street lighting type.
2. Plan of the extent of works.





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Ordnance Survey
(100006084).



WREA GREEN
CONSERVATION AREA

FYLDE COUNCIL

Development Services
Town Hall
St Annes
FY8 1LW

Scale
0 20 40 60 80 m

Date : August 2013