

# Minutes

## Development Management Committee



<b>Date:</b>	Wednesday, 9 September 2015
<b>Venue:</b>	Lowther Pavilion, Lytham
<b>Committee members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Neil Harvey, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder
<b>Other Council members:</b>	Councillors Maxine Chew, Sandra Pitman, Paul Hayhurst
<b>Officers:</b>	Ian Curtis, Paul Drinnan, Andrew Stell, Matthew Taylor, Lyndsey Lacey
<b>Members of the public:</b>	Approximately 25 members of the public were in attendance during the course of the day.

### Procedural Items

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

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

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

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

Councillor Christine Akeroyd declared a personal interest in planning application no: 15/0326 relating to the Girl Guide HQ, 67 Leach Lane, Lytham St Annes in so far as her sister (Councillor Angela Jacques) is involved in the Girls Guides.

Councillor Linda Nulty declared a personal interest in planning application no: 15/0326 relating to Girl Guide HQ, 67 Leach Lane, Lytham St Annes in so far as one of the registered speakers is known to her on a personal basis.

## **2. Confirmation of Minutes**

RESOLVED: To approve the minutes of the Development Management Committee held on 20 August 2015 as a correct record for signature by the Chairman.

## **3. Substitute members**

There were no substitute members in attendance at the meeting.

## **Decision Items**

### **4. Development Management Matters**

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

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

(Councillor Albert Pounder was not in attendance during the consideration and voting on planning application nos: 14/0786, 15/0326, 15/0342)

(Councillor Liz Oades was not in attendance during the consideration and voting on planning application nos: 15/0326, 15/0337, 15/0447)

### **5. List of Appeals Decided**

It was reported that there were no appeal decisions to report for the period 21 August to 28 August 2015.

### **6. Wrea Green Public Realm Scheme**

Paul Drinnan (Regeneration Manager) was invited by the Chairman to present the report on the Wrea Green Public Realm Scheme. In doing so, he reported that as part of the planning permission granted for the residential development at Richmond Avenue, Wrea Green (5/12/408), a sum of £30,000 had been negotiated under the 'public realm' element of the Section 106 Agreement. He added that 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.

Mr Drinnan further reported that the £30,000 had 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.

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

Following consideration of this matter it was RESOLVED:

1. To 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 (i) the Parish Council entering into an agreement to only use the sum for the approved scheme and subject to (ii) 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. To 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. To 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.

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Item Number: 1

<b>Application Reference:</b>	14/0786	<b>Type of Application:</b>	Outline Planning Permission
<b>Applicant:</b>	Hall Park Properties UK Ltd	<b>Agent :</b>	Mr David Hadwin
<b>Location:</b>	HOLE IN ONE, FOREST DRIVE, LYTHAM ST ANNES, FY8 4QF		
<b>Proposal:</b>	OUTLINE APPLICATION FOR ERECTION OF 5 DWELLINGS (ACCESS AND LAYOUT PROPOSED WITH OTHER MATTERS RESERVED)		

### Decision

Outline Planning Permission :- Granted

### Conditions and Reasons:

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

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

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- 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.

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- 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.

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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.

### Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. The off-site highway works requires an appropriate legal agreement with the highway authority to be signed prior to any works being carried out within the highway. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Manager South 01772 538560 or writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application number.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should



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work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:

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

### Item Number: 2

<b>Application Reference:</b>	15/0326	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Ms Allen	<b>Agent :</b>	Ben Jurin Architecture Ltd
<b>Location:</b>	GIRL GUIDE H Q, 67 LEACH LANE, LYTHAM ST ANNES, FY8 3AN		
<b>Proposal:</b>	PROPOSED ERECTION OF TWO STOREY BUILDING PROVIDING REPLACEMENT GIRLGUIDING FACILITY WITH ASSOCIATED LANDSCAPING, PARKING AND ANCILLARY DEVELOPMENT		

### Decision

Full Planning Permission :- Application Deferred

### Reason

- 1 The decision on the application was deferred to allow a Committee site visit and to allow further discussions between officers and the applicant/agent in an attempt to resolve outstanding issues of concern.

### Item Number: 3

<b>Application Reference:</b>	15/0337	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Lightsource SPV 153 Ltd	<b>Agent :</b>	Lightsource Renewable Energy Ltd
<b>Location:</b>	STAINING WOOD, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PH		
<b>Proposal:</b>	INSTALLATION OF A 4.9 MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE INCLUDING PV PANELS, MOUNTING FRAMES, INVERTER, TRANSFORMER, POLE MOUNTED CCTV CAMERAS AND FENCING		

### Decision

Full Planning Permission :- Delegated authority 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):

### Conditions and Reasons

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

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

- 2 This permission relates to the following plans:

- Drawing no. STW\_02
- Drawing no. STW 034-11
- Drawing no. L0315\_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 National Planning Policy Framework.

- 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:

1. arrangements for adoption by an appropriate public body or statutory undertaker, or by an appropriate management and maintenance company.
2. arrangements concerning funding mechanisms for the ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:
  1. on-going inspections relating to performance and asset condition

assessments.

2. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets.
  3. any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
3. 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:
- (i) 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.
  - (ii) 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.
  - (iii) There shall be no queuing, parking loading or unloading of delivery and/or construction vehicles on the public highway.

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- (iv) There shall be no storage of materials outside the area of the construction compound.
- (v) Water misting/spraying to control the emission of dust to the satisfaction of the Local Planning Authority.
- (vi) 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.

### **Informative notes:**

1. The watercourse adjoining the site is a designated "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.
2. The Environment Agency has a right of entry to Main Drain by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.
3. When working in the vicinity of any National Grid pipelines, the standards set out in the National Grid specification SSW22: 'Specification for safe working in the vicinity of National Grid high pressure gas

pipelines and associated installations – requirements for third parties’ must be strictly adhered to. National Grid’s Plant Protection team can be contacted on 0800 688 588 for further advice where works are to take place in close proximity to these assets.

4. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
- (i) Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  - (ii) Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
  - (iii) Securing revised plans during the course of the application which have overcome initial problems

**Item Number: 4**

<b>Application Reference:</b>	15/0342	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr & Mrs Fletcher	<b>Agent :</b>	Keith Gleeson
<b>Location:</b>	GLENVIEW, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0ZQ		
<b>Proposal:</b>	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		

**Decision**

Householder Planning Application :- Application Deferred

**Reason:** Decision deferred in order to allow for a Committee site visit to be undertaken.

**Item Number: 5**

<b>Application Reference:</b>	15/0447	<b>Type of Application:</b>	Full Planning Permission
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<b>Applicant:</b>	Persimmon Homes	<b>Agent :</b>
	Lancashire	
<b>Location:</b>	PONTINS, CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2SX	
<b>Proposal:</b>	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	

## Decision

Full Planning Permission :- Delegated to Head of Planning and Regeneration to GRANT planning permission on 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'), and the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

## Conditions and Reasons

- 1 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.

**Informative notes:**

1. The drawing referred to in condition 4 of this permission indicates three dwellings to the southeast corner of the site (plots 51, 52 and 53) which are not approved by virtue of this permission. For the avoidance of doubt, the plan referred to in condition 4 of this permission relates only to boundary treatments shown for the approved plots and should not be construed to imply the grant of planning permission for the three dwellings shown on plots 51, 52 and 53.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
  1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
  2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions