



MINUTES

Planning Committee

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| Date: | Wednesday, 1 August 2018 |
| Venue: | Town Hall, St Annes |
| Committee Members Present: | Councillor Trevor Fiddler (Chairman) Councillors Michael Cornah, Neil Harvey, John Kirkham, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Ray Thomas |
| Other Members Present: | No other members were in attendance |
| Officers Present: | Mark Evans, Andrew Stell, Matthew Taylor, Clare Lord, Lyndsey Lacey- Simone |
| Members of the Public: | Approx 15 members of the public were in attendance during the course of the day |

Public Speaking at the Planning Committee

The Chairman, Councillor Trevor Fiddler invited those members of the public who had registered to speak on individual planning applications (listed on the schedule) to address the committee at the relevant part of the meeting.

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 27 June 2018 as a correct record for signature by the Chairman.

3. Substitute Members

The following substitution was reported under Council Procedure Rule 23(a):

Councillor John Kirkham for Councillor Richard Redcliffe.

Decision Items

4. Planning Matters

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

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

Information Items

5. Response to Government Consultation on Proposed Revisions to the National Planning Policy Framework

This Information Report provided details of Fylde Council's response to the consultation undertaken by the Ministry of Housing, Communities and Local Government on the proposed revisions to the National Planning Policy Framework. The response was included as an appendix to the report. In addition, extracts from the Government's response to the draft revised NPPF consultation was circulated at the meeting.

6. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 17 June and 20 July 2018.

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Planning Committee Minutes

01 August 2018

Item Number: 1

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| Application Reference: | 16/0992 | Type of Application: | Outline Planning Permission |
| Applicant: | Britmax Developments Ltd | Agent : | Indigo Planning Ltd |
| Location: | LAND AT GREAT BIRCHWOOD COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE | | |
| Proposal: | OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FOR THE REDEVELOPMENT OF THE SITE AS A MIXED USE SCHEME COMPRISING: (1) UP TO 33 SINGLE STOREY ASSISTED LIVING UNITS (USE CLASS C2) WITH A MAXIMUM OVERALL VOLUME OF 10,400 CUBIC METRES; (2) A TWO STOREY CARE HOME (USE CLASS C2) WITH A MAXIMUM OVERALL VOLUME OF 14,700 CUBIC METRES; (3) REPLACEMENT OF TWO SINGLE STOREY DWELLINGS WITH TWO 1.5 STOREY DWELLINGS (USE CLASS C3) WITH A MAXIMUM OVERALL VOLUME OF 800 CUBIC METRES; (4) A SINGLE STOREY MIXED USE BUILDING INCLUDING A PUBLIC LEISURE/CAFÉ FACILITY (USE CLASS D2/A3) AND ANCILLARY RETAIL SHOP (USE CLASS A1) WITH A COMBINED MAXIMUM OVERALL VOLUME OF 2,600 CUBIC METRES; (5) A BOWLING GREEN; AND (6) ASSOCIATED REVISIONS TO INTERNAL ACCESS ROUTES AND LANDSCAPING | | |

Decision

Outline Planning Permission:- Decision to GRANT planning permission delegated to Head of Planning and Housing following:

- a) The applicant submitting a suitable Habitat Regulations Assessment in accordance with Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017 such assessment to satisfy the Head of Planning and Housing that the development is not likely to have significant effects on the integrity of the Ribble and Alt Estuaries SPA/Ramsar site either alone or in combination with other plans or projects (including confirmation of the same from Natural England);
- b) The referral of the application to the Secretary of State in accordance with the provisions of the Town and Country Planning (Consultation) (England) Direction 2009 (and Subject to the Secretary of State not calling the application in);
- c) And should planning permission be granted that it be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Housing believes is necessary to make otherwise unacceptable development acceptable);

Conditions and Reasons

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the “reserved matters”) before any development takes place:- the layout, scale, appearance and landscaping of the development.

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

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

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

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

4. This permission relates to the following plans:

- Drawing no. _MP_00_1001 Rev 0 – Site location plan.
- Drawing no. _MP_00_0201 Rev H – Parameters plan.
- Drawing no. 0002 Rev G – Illustrative masterplan.
- Drawing no. 161447-HYD-XX-XX-DR-TP-0100 Rev P 1.1 – Proposed pedestrian access improvements (general arrangement).
- Drawing no. 161447-HYD-XX-XX-DR-TP-0101 Rev P 1.1 – Existing site access visibility splays.

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the details shown on the approved plans insofar as it relates to the site area and the means of access to the development, and shall not exceed the maximum quantum of development for each of the permitted uses.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

5. Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the parameters shown on drawing no. _MP_00_0201 Rev H with respect to:

- The extent and locations of the developable areas for each of the permitted uses.
- The maximum storey heights of the buildings.
- The maximum number and volume of the buildings associated with each permitted use.
- The areas to be laid out as open space and soft landscaping.

Reason: To ensure that any subsequent applications for approval of reserved matters accord with and/or do not exceed the parameters upon which this decision is based, having particular regard to the need to restrict the layout, scale, appearance and landscaping of the development in order that it does not conflict with the openness of the Green Belt and the purposes of including land within it, and to ensure a satisfactory relationship between existing and proposed land uses to safeguard the amenities of future occupiers of the development in accordance with Fylde Borough Local Plan (As Altered) October 2005 policies SP3, EP26 and CF5, Fylde Council Local Plan to 2032 (Submission Version) policies GD2, H2 and GD7, and the National Planning Policy Framework.

6. Any application which seeks approval for the reserved matter of layout pursuant to condition 1 of this permission shall include a phasing plan for the development. The phasing plan shall include a programme and sequence of works for:

- (i) The demolition of existing buildings and removal of caravans and associated fixed surface infrastructure from the site;
- (ii) The construction of the buildings associated with each of the permitted uses within the site;
- (iii) The provision of highway infrastructure and communal spaces (both within and away from the site) associated with each use; and
- (iv) The laying out of areas of open space and soft landscaping.

The development shall thereafter be carried out in accordance with the duly approved phasing plan.

Reason: To ensure that any phased development of the site takes place in an appropriate sequence and to ensure adequate provision of associated infrastructure to serve the uses in each phase in order that the infrastructure required to support and/or mitigate the impact of each use is delivered concurrently with it, in the interests of proper planning and because no such details have been submitted as part of the application.

7. The residential accommodation within the care home and assisted living units hereby approved shall only be occupied by qualifying occupants where at least one member of the household is aged 55 or above and is in receipt of a minimum of 1.5 hours of care per week, save that such a restriction shall not apply to the continued occupation of the accommodation by a surviving spouse, partner or other member of the household who is under the qualifying age and is not in receipt of care after the death of the member of the household who was of the qualifying age and in receipt of care.

Reason: To ensure that the approved care home and assisted living units fall properly within use class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and, accordingly, that those units of residential accommodation would not attract or be required to make contributions towards affordable housing, public open space or education in accordance with the provisions of policies TREC 17 and CF2 of the Fylde Borough Local Plan (As Altered) October 2005 and policies ENV4, H2, H4 and INF2 of the Fylde Council Local Plan to 2032 (Submission Version), and the National Planning Policy Framework.

8. The following restrictions shall apply to the mixed use leisure/café/retail building hereby approved (labelled 'J' on drawing no. 0002 Rev G):

- (i) The gross internal floor area of the building shall not exceed 465 square metres.
- (ii) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no more than 15% of the building's gross internal floor area shall be used for retail purposes falling within use class A1 of the Town & Country Planning (Use Classes Order) 1987 (as amended).

Reason: To limit the size, scale and floor space of main town centre uses within the site, to ensure that the proposed retail use remains ancillary to the primary function of the building as a leisure and café facility and so that the floor area of the building does not exceed the locally set threshold where impact assessment would be required in order to avoid the potential for the diversion of trade away from and to preserve the vitality and viability of neighbouring town centres in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies SH15, Fylde Council Local Plan to 2032 (Submission Version) policy EC5 and the National Planning Policy Framework.

9. The premises within the mixed use leisure/café/retail building hereby approved (labelled 'J' on drawing no. 0002 Rev G) shall only be open for trade or business (including deliveries) between the hours of 08:00 and 22:00 Monday to Saturday, and between 09:00 and 20:00 on Sundays.

Reason: To limit the potential effects of noise and disturbance arising from the permitted commercial uses on the occupiers of the proposed residential uses and to ensure a suitable relationship between the mix of residential and commercial uses permitted in the interests of safeguarding the amenity of noise-sensitive receptors in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies CF5 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policies GD6 and GD7, and the National Planning Policy Framework.

10. No development for each phase identified in accordance with the requirements of condition 6 of this permission shall take place on the parts of the site relating to that phase until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the parts of the site relating to that phase (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
- (iii) An appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings constructed in each associated phase are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP29, Fylde Council Local Plan to 2032 (Submission Version) policy GD9 and the National Planning Policy Framework.

11. Any application which seeks approval for the reserved matter of layout pursuant to condition 1 of this permission shall demonstrate compliance with the recommendations and mitigation measures identified in the 'Flood Risk Assessment & Drainage Strategy – Seventh Issue' dated 31 January 2018 by 'Waterco Consultants' and shall set out how these recommendations and mitigation measures (including any variations to them) have been incorporated into the development.

Reason: To ensure that appropriate mitigation measures are incorporated into the development in order that it is not itself at an unacceptable risk of flooding and does not increase flood risk elsewhere in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP30, Fylde Council Local Plan to 2032 (Submission Version) policy CL1 and the National Planning Policy Framework.

12. No above ground works for each phase identified in accordance with the requirements of condition 6 of this permission shall take place on the parts of the site relating to that phase until a strategy for the disposal of foul and surface water from the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local

Planning Authority. The strategy shall include the following details:

- a) Separate systems for the disposal of foul and surface water;
- b) Information concerning the lifetime of the surface water drainage design for storm periods and intensities during the 1 in 30 and 1 in 100 year events (including a suitable allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities and the methods employed to delay and control surface water discharged from the site which shall demonstrate that the post development rate of surface water run-off will not exceed the greenfield runoff rate;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- d) Measures to be taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- e) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- f) Finished floor levels for the buildings in AOD;
- g) Flood water exceedance routes, both on and off site;
- h) Procedures for flood emergency evacuation of people for a range of flooding events up to and including the extreme event;
- i) Water quality controls, where applicable; and
- j) A timetable for implementation, including any phasing of works.

The drainage strategy shall be implemented and all associated apparatus installed in accordance with the duly approved details before any of the buildings constructed in each associated phase are first occupied.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

13. None of the buildings in each phase identified in accordance with the requirements of condition 6 of this permission shall be first occupied until a scheme for the lifetime management and maintenance of the surface water drainage system for that phase, installed pursuant to condition 12 of this permission, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

The surface water drainage system shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that appropriate measures are put in place for the ongoing management and maintenance of the surface water drainage system in order that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, policies CL1 and CL2 of the Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

14. No development, ground works or vegetation clearance associated with each phase identified in accordance with the requirements of condition 6 of this permission shall take place on the parts of the site relating to that phase until a Construction Environmental Management Plan: Biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) A risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) A method statement setting out practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Pollution prevention measures to avoid contaminated water run-off entering nearby watercourses.

The duly approved CEMP shall be implemented concurrently with the construction of each phase of development and shall be adhered to throughout the construction period in strict accordance with the details contained therein.

Reason: To ensure that appropriate measures are put in place during the construction period to mitigate the development's potential effects on water quality, linked water-dependent nature conservation sites, habitats and species of biodiversity value in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15, EP16, EP18 and EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2 and the National Planning Policy Framework.

15. None of the buildings in any phase identified in accordance with the requirements of condition 6 of this permission shall be first occupied until a scheme for the distribution of information packs and the erection of information boards at the site to inform new residents and visitors of the development of the importance of surrounding designated nature conservation sites has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) A copy of the information pack and details of when, how and to whom these will be distributed (including provisions for future residents/visitors).
- (ii) Details of the number, location, size, materials and design of information boards to be displayed within the site and the text/images to be displayed on them.

The information packs and information boards shall be distributed and erected in accordance with the duly approved scheme, and shall be maintained as such thereafter.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest

(SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to the SPA – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

16. No development associated with the demolition of buildings 'B10' and 'B11' (as identified in Appendix 1 of the document titled 'Bat Survey – Emergence and Activity Surveys' Issue 2.1 by 'Arbtech' dated 19.07.2017) shall take place unless and until the Local Planning Authority has been provided with one of the following:

- (i) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- (ii) A written statement from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Thereafter, the demolition of buildings B10 and B11 shall be carried out in strict accordance with the recommendations, mitigation, compensation and enhancement measures and the timing for the introduction of these measures identified in Table 9 of the document titled 'Bat Survey – Emergence and Activity Surveys' Issue 2.1 by 'Arbtech' dated 19.07.2017 (as amended or succeeded as part of the licencing process). None of the buildings to be erected in place of buildings B10 and B11 shall be first occupied until a report to verify the implementation of the approved mitigation, compensation and enhancement measures has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

17. No clearance of any vegetation or demolition of buildings (in preparation for or during the course of development) that may be used by nesting birds shall take place during the bird breeding season (1 March to 31 August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation and/or buildings to be cleared are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation and/or buildings shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

18. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a scheme for the provision of ecological mitigation and enhancement measures to be provided within the site. The scheme shall include:

- (i) Details of the area, siting, size and design of all ecological mitigation and enhancement measures and features to be introduced as part of the

development.

- (ii) Details of how the measures and features in (i) will enhance biodiversity opportunities on the site and to which species these will be targeted.
- (iii) A timetable and phasing plan for the introduction of the measures and features set out in (i).
- (iv) Details for the ongoing management and maintenance of the measures and features set out in (i).

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

Reason: To ensure that the development delivers appropriate biodiversity enhancements and mitigation in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2 and the National Planning Policy Framework.

19. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 1 of this permission shall include a detailed soft landscaping scheme which demonstrates compliance with the landscaping strategy shown on drawing nos. _MP_00_0201 Rev H and 0002 Rev G and, and shall include, but not be limited to, the following details:

- (i) All trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- (ii) Compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- (iii) The strengthening and/or introduction of landscaping buffers to the site perimeter;
- (iv) The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
- (v) The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after each phase of development (as identified in accordance with the requirements of condition 6 of this permission) is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the surrounding countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP10, EP12, EP14, EP18 and EP19, Fylde Council Local Plan to 2032 (Submission Version) policies ENV1 and ENV2, and the National Planning Policy Framework.

20. The care home or assisted living units hereby approved shall not be first occupied until a Management Plan for the woodland located to the northwest of the site which is protected by a Tree Preservation Order has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include:

- (i) Details for the ongoing maintenance of the existing woodland;
- (ii) Provisions for the re-stocking and introduction of new planting within/adjacent to the existing woodland to, as far as practicable, restore this to its 1965 footprint

- and replace mature trees that are dead, dying, diseased or dangerous.
- (iii) Details of the type, species, siting, planting distances and the programme of planting of trees; and
 - (iv) A timetable for implementation.

Development shall thereafter be carried out in full accordance with the details and timetable contained within the Management Plan. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

Reason: To ensure that appropriate measures are put in place to secure the ongoing maintenance and strengthening of the protected woodland within the site, to replenish the woodland following a significant period of neglect and intrusion and to ensure that appropriate screening of the development in the wider landscape is maintained in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 and the National Planning Policy Framework.

21. No development shall take place until a scheme for tree/hedgerow protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees/hedgerows within and/or overhanging the site to be retained.
- (ii) Details of any excavation to take place within the root protection areas of those trees/hedgerows within and/or overhanging the site to be retained.
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees/hedgerows within and/or overhanging the site to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, and Fylde Council Local Plan to 2032 (Submission Version) policy ENV1.

22. No above ground works shall take place until a scheme for the design, construction and drainage of the site access (the position of which is shown on drawing nos. 161447-HYD-XX-XX-DR-TP-0100 Rev P1.1 and 161447-HYD-XX-XX-DR-TP-0101 Rev P1.1) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for visibility splays of at least 2.4 metres x 150 metres in both directions at the junction of the site access with the A584 (Lytham Road). The site access shall be constructed in accordance with the duly approved scheme and made available for use before any of the buildings hereby approved are first brought into use. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metres in height.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies CF5 and HL2, Fylde Council Local

Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

23. No above ground works shall take place until a scheme for the siting, layout, design, construction and drainage of the following off-site highway improvement works has been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision of a pedestrian refuge within the carriageway of the A584 (Lytham Road) in a position to the west of the site access in order to provide a pedestrian crossing to the westbound bus stop located to the southwest of the site access.
- (ii) The upgrading of the two closest existing bus stops on Lytham Road located to the east (for eastbound vehicles) and southwest (for westbound vehicles) of the site access to include provisions for raised boarding areas together with associated road markings and signs.

The off-site highway improvement works in the duly approved scheme shall be implemented and made available for use before any of the buildings hereby approved are first brought into use.

Reason: To secure infrastructure improvements to the highway and public transport network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies CF5, HL2 and TR1, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and H2, and the National Planning Policy Framework.

24. Notwithstanding any details submitted as part of the application, none of the residential accommodation within the care home and the assisted living units hereby approved shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall follow the principles set out in the 'Framework Umbrella Travel Plan' by 'Hydrock' (document reference R/C14545/004) dated December 2016 (including updates to reflect the mix of uses and quantum of development approved by this permission) and shall contain the following details:

- (i) The appointment of a Travel Plan co-ordinator;
- (ii) Measures to be introduced to promote a choice of travel modes to and from the site in connection with each of the permitted uses;
- (iii) A monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective; and
- (iv) A timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment – over a minimum period of five consecutive years following the implementation of the Travel Plan – of the effectiveness of the measures introduced under (ii) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

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

Reason: In order to promote modal shift and increased use of sustainable methods of travel and because the 'Framework Umbrella Travel Plan' initially submitted with the application requires updating to reflect the significant amendments made to the mix of uses and quantum of development since it was prepared in accordance with the objectives of Fylde Borough Local Plan policies HL2, TR1 and TR3, and the National Planning Policy Framework.

25. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- a) Hours of work for site preparation, delivery of materials and construction;
- b) Arrangements for the parking of vehicles for site operatives and visitors;
- c) Details of areas designated for the loading, unloading and storage of plant and materials;
- d) Details for the routing of heavy construction vehicles to the site;
- e) Details of the siting, height and maintenance of security hoarding;
- f) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- g) Measures to control the emission of dust and dirt during construction;
- h) A scheme for recycling/disposing of waste resulting from construction works; and
- i) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

Development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development, to limit the potential for unacceptable noise and disturbance and in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

2. Environment Agency:

The developer may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the bank of Wrea Brook, which is designated a Main River. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected within 8 metres of the top of the bank of the Main River without an environmental permit. A permit is separate to and in addition to any planning permission granted. The applicant should note that the Environment Agency has a period of two months to determine a valid Flood Risk Activity permit application. We would advise that this period is taken into account when planning works which require such a permit. A permit will not be issued if development proposals restrict our access or are considered to increase flood risk or have a detrimental impact on the aquatic environment. For further information, the developer should refer to the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The previous use of the proposed development site as a military (air force) base presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon Secondary Aquifer B and is adjacent to several watercourses. The Phase 1 report (dated 7 December 2016) prepared by Skeer Environmental Surveying Solutions Ltd, which has been submitted with the application, provides us with confidence that it will be possible to suitably manage the risk posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken.

3. Highways:

LCC advise that prior to the submission of any reserved matters application the developer consult with LCC to ensure that the internal layout meets with adoptable standards.

The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.

4. Trees:

With respect to the requirements of condition 20 of this permission, the applicant is advised that a separate consent will need to be obtained through the submission of a works to trees application prior to undertaking any pruning/felling works to specimens within the protected woodland.

Item Number: 2

| | | | |
|-------------------------------|---|-----------------------------|----------------|
| Application Reference: | 17/0495 | Type of Application: | Change of Use |
| Applicant: | Mrs D Bradbury | Agent : | Jayne Bradbury |
| Location: | LAND ADJACENT TO STAINING WOOD COTTAGES, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS | | |
| Proposal: | CHANGE OF USE OF LAND TO MIXED USE OF RESIDENTIAL CARAVAN SITE FOR TWO GYPSY FAMILIES EACH WITH TWO CARAVANS (INCLUDING NO MORE THAN ONE STATIC CARAVAN), AND FOR STABLING OF HORSES. DEVELOPMENT TO INCLUDE ERECTION OF A TIMBER STABLE BUILDING, LAYING OF HARDSTANDING, ERECTION OF 1.2M HIGH FENCING AROUND SITE, AND CONSTRUCTION OF NEW VEHICLE ACCESS DIRECT TO PRESTON NEW ROAD | | |

Decision

Change of Use :- Granted

Conditions and Reasons

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

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

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - from OS Mastermap dated 13 June 2017
- Proposed Site Plan - Cassidy and Ashton drawing Job A8888 Drawing P01 Rev C
- Fence detail - received 16/06/2017
- Stables - received 16/06/2017

Supporting Reports:

- Design and Access Statement

Reason: To provide clarity to the permission.

3. The two pitches hereby approved shall only be occupied as permanent accommodation by Gypsies & Travellers as defined in Annex 1 of DCLG Planning Policy for Traveller Sites (August 2015).

Reason: In order to ensure the site is occupied by Gypsies & Travellers as the grant of planning permission for a residential caravan park or a holiday caravan park may not be appropriate in this locality and as the use of the site as transit accommodation would lead to an unacceptable increase in towed vehicular movements.

4. The two pitches hereby approved shall be laid out as shown on the Proposed Site Plan listed in condition 2 of this planning permission with no more than one static caravan and one touring caravan located on each pitch, with each of these caravans meeting the definition of a caravan in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968

Reason: To provide clarity to the permission and to ensure that the layout of the site minimises the potential visual impact as required by Policy HL8 of the Fylde Borough Local Plan and Policy H5 of the Fylde Local Plan to 2032.

5. Prior to the first use of the site for the gypsy pitch use hereby permitted the site access shall be constructed in the location shown and to the specification shown on the Proposed Site Plan listed in condition 2 of this permission. This access shall include the following works:

- The carriageway markings to Preston New Road shall be revised to facilitate a right turn gap in the central hatching,
- The access shall be graded so as to provide a transition between the site and the carriageway that does not exceed a slope of 1:10.
- The access shall be provided with a solid surface provide for at least 10m back from the carriageway edge into the site, and
- Any gates that are provided shall be positioned no closer to the edge of the carriageway than 10m back from the carriageway edge.

Reason: To ensure the provision of a safe and suitable access to the development as required by Policy SP2 and HL8 of the Fylde Borough Local Plan and Policy GD4 and H5 of the Fylde Local Plan to 2032.

6. Prior to the first use of the site for the gypsy pitch use hereby permitted the visibility splays of 2.4m x 120m in both directions specified on the Proposed Site Plan listed in condition 2 of this permission shall be provided at the site access, and shall be retained free of any obstruction at all times thereafter.

Reason: To ensure the provision of a safe and suitable access to the development as required by Policy SP2 and HL8 of the Fylde Borough Local Plan and Policy GD4 and H5 of the Fylde Local Plan to 2032.

7. Notwithstanding the requirements of the Town & Country Planning (General Permitted Development) Order 2015 a scheme for the external lighting of the site [including degree of illumination] shall be submitted to & agreed in writing by the Local Planning Authority prior to the installation of any such illumination, and only lighting that is approved shall be installed on the site.

Reason: In the interests of residential amenity & the character of the area.

8. Prior to the commencement of development a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any development. This scheme shall confirm the protection of the existing hedgerow to Preston New Road and the establishment of enhanced native species planting to the other boundaries of the site. The specific details shall include plans and written specifications noting species, plant size, number and densities, and an implementation and maintenance programme.

The approved landscaping scheme shall be implemented in accordance with the approved implementation programme no later than the first planting season (Nov – Feb) following the first occupation of the site, and shall thereafter be maintained in accordance with the specified maintenance regime for not less than 5 years.

Reason: To enhance the quality of the development in the interests of the visual amenities of the locality as required by Policy SP2 and HL8 of the Fylde Borough Local Plan and Policy GD4 and H5 of the Fylde Local Plan to 2032.

9. That there shall be no works to remove or prune the hedgerow to Preston New Road associated with the provision of the site access during the bird breeding season (1 March to 31 August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation and to be cleared are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 (Submission Version) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

10. No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to protect the character and appearance of the area.

11. Notwithstanding any indication on the submitted application a scheme for the surface water and foul drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall follow the drainage hierarchy for sustainable drainage principles and shall be constructed and completed in accordance with the approved scheme prior to the first residential use of either pitch. The drainage arrangements shall be retained thereafter to provide all surface and foul drainage requirements for the development.

Reason: To prevent pollution of the water environment in accordance with Policy HL8 of the Fylde Borough Local Plan

12. Prior to the commencement of any development a survey of the existing ground levels and any intended alterations to these levels associated with the provision of the pitches and the stables shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of any works to excavate or raise areas of land and the materials to be used in any ground alterations and surfacing. Only the works approved by this scheme shall be implemented to facilitate the provision of the pitches.

Reason: To ensure a satisfactory appearance of the development in the wider countryside in accordance with the requirements of Policy HL8 of the Fylde Borough Local Plan and Policy H5 of the Fylde Local Plan to 2032.

13. Prior to the commencement of any development hereby approved, a scheme for the storage and collection of refuse generated within the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the location of any refuse storage facility associated with each pitch or collectively for the site, and the arrangements for its collection and the frequency of that collection. This scheme shall be implemented and arrangements put in place prior to the first residential use of either pitch hereby approved and shall be operated thereafter.

Reason: To provide for suitable refuse collection arrangements for the site in the interests of general environmental protection needs and the character of the area.

14. Prior to the commencement of any development hereby approved, a scheme for the acoustic protection of the caravans so as to provide sound levels that are at least consistent with the resting and sleeping levels specified in the World Health Organisations guidelines. This scheme shall be implemented prior to the first occupation of each caravan and maintained thereafter in the initial and subsequent caravans that are brought onto the site.

Reason: To provide appropriate protection from noise disturbance for the future occupiers of the site given the location adjacent to the A585 road and potentially the shale gas exploration site.

15. That the stables building hereby approved shall be erected prior to the first occupation of either pitch, and shall be constructed in timber boarding under a felt roof as shown on the approved application details. This stable building shall be used for the stabling of horses and associated feed and tack owned by the occupiers of the two pitches only.

Reason: To ensure that the development is implemented as a mixed use, to assist in mitigating the visual impact of the development, and to provide appropriate control over the use of this building in accordance with the requirements of Policy HL8 of the Fylde Borough Local Plan and Policy H5 of the Fylde Local Plan to 2032.

16. Prior to the commencement of development a scheme for the design, routeing, materials and heights of boundary treatments to all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any legislation that supersedes or replaces that Order), the boundary treatments erected around the site perimeter shall thereafter only accord with this approved scheme.

Reason: To ensure that the external appearance of the site accords with the rural character of the surrounding area as required by Policies SP2 and HL8 of the Fylde Borough Local Plan and Policies GD4, GD7 and H5 of the Fylde Local Plan to 2032.

Informative notes:

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only 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. This can be done either by:
- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560
 - writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

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

Item Number: 3

| | | | |
|-------------------------------|--|-----------------------------|--------------------------|
| Application Reference: | 17/0968 | Type of Application: | Full Planning Permission |
| Applicant: | Abbey Homes (NW) Ltd | Agent : | Pce Designs Ltd |
| Location: | FORMER PIGGERIES, POOLSIDE, FRECKLETON | | |
| Proposal: | ERECTION OF 3 DETACHED RESIDENTIAL DWELLINGS | | |

Decision

Full Planning Permission:- Decision to GRANT planning permission delegated to Head of Planning and Housing following:

- The applicant submitting a suitable Habitat Regulations Assessment in accordance with Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017 such assessment to satisfy the Head of Planning and Housing that the development is not likely to have significant effects on the integrity of the Ribble and Alt Estuaries SPA/Ramsar site either alone or in combination with other plans or projects (including confirmation of the same from Natural England);
- And should planning permission be granted that it be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Housing believes is necessary to make otherwise unacceptable development acceptable

Conditions and Reasons

- 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.

- This permission / consent relates to the following details:

Approved plans:

- Location Plan - 1000
- Proposed Layout - 1 of 7
- Proposed Elevations - 2 of 7
- Proposed Levels - 3 of 7
- Proposed Detached Garage Elevations and Plan - 4 of 7
- Proposed Elevations - 5 of 7
- Proposed Landscaping - 6 of 7
- Proposed Landscaping - PCE-Jones-July-13-landscaping plot 3

Supporting Reports:

- Design and Access Statement
- Ecological Survey (Prepared by Quants environmental)
- Flood Risk Assessment and Drainage Strategy - Issue 1 C-0819 (Prepared by Hamilton Technical Services)

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans samples of all the external materials to be used in the construction of the development, hereby approved, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

4. Prior to the commencement of development a scheme for the disposal of foul and surface water for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development shall be implemented, maintained and managed in accordance with the approved details.

Reason: In order to ensure adequate and proper drainage of the site.

5. The access turning and parking areas shall be carried out in accordance with the approved details shown on submitted plan ref: *PCE-Jones-July-13-Landscaping Plot 3 and 6 of 7* prior to the first occupation of any of the residential units, with those areas thereafter retained available for the parking of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area as required by Policy HL2 of the Fylde Borough Local Plan.

6. The land levels and finished ground floor levels of the dwellings hereby permitted shall be as shown on the approved plan ref: sheet 3 of 7. Any proposed modification to these levels shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To accord with the requirements of the submitted Flood Risk Assessment.

7. Notwithstanding any denotation on the approved plans details of all boundary treatments, including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: To ensure a satisfactory standard of development and to ensure there is no adverse impact to the adjacent railway network.

8. The method of construction and means of mitigation outlined in the submitted Construction Environmental Management Plan (ref: FBC17/0968 - dated 17/06/2018) shall be implemented in full throughout the construction of the development hereby approved.

Reason: To safeguard neighbouring amenity, to maintain the safe operation of the pedestrian and highway network, and to ensure an acceptable impact on the adjacent designated sites and EA maintained Brook.

9. That no works shall commence or be undertaken between the months of March and July inclusive, until a walkover survey of the site and its boundary hedges has been undertaken to establish the presence of any breeding birds and the results submitted to the Local Planning Authority. Should such sites be identified, then a mitigation and phasing scheme for any construction works in the vicinity of the identified nesting sites shall be submitted to the Local Planning Authority for approval and implemented throughout the construction of the dwelling.

Reason: To ensure that disturbance to any breeding birds within the site is minimised during the construction of the dwelling

10. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, hard surfacing materials, minor artefacts and street furniture, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities, provision of a high ecological riparian habitat strip on average 8m wide along the Dow Brook, Provision of bird nesting opportunities and an implementation programme.

The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

Reason: To enhance the quality of the development in the interests of the amenities of the locality.

11. The whole of the landscape works, as approved in condition 13, shall be implemented and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

12. That prior to the first occupation of any plot, the boundaries to any plot which is positioned within the Environment Agency's 8m wide easement shall have been defined by the erection of timber fencing which shall be of a post and rail design and set in sockets to allow its removal for access only. Such fencing shall then be retained at all times thereafter and shall form the only method of defining boundaries in this easement area.

Reason: To provide security between properties whilst reflecting the need to respect the flood storage role that this land serves and to allow access for maintenance of this main river as required by the Environment Agency.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected within the 8 metre easement, as delineated on drawing C-0819-01 (dated 27 February 2018) in the approved FRA (Ref: C-0819, Issue 1; dated 26 February 2018).

Reason: To prevent the increase in flood risk by ensuring full access to Dow Brook and the Environment Agency flood defence is retained in order to carry out essential maintenance.

14. The proposed development must proceed in strict accordance with the FRA (Ref: C-0819, Issue 1; dated 26 February 2018) and all mitigation measures identified. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA to be agreed in writing by the Local Planning Authority.

Reason: In the interests of flood prevention.

15. Prior to operation a 'lighting design strategy' for any external lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

- show how and where the external lighting will be installed and;
- demonstrate clearly that any impacts on birds from the SPA utilising Freckleton Marsh are negligible.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.

Reason: To ensure satisfactory impact to protected species.

16. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2 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.

Part 1 - Development within the Curtilage of a Dwelling house

CLASS VARIABLES

| | |
|-----|-----------------------------|
| A | House Extensions. |
| B&C | Roof Extensions/alterations |
| D | Porches |
| E | Curtilage buildings |
| F | Hardstanding |

Part 2 - Minor Operations

Reason: 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.

17. Prior to the commencement of development a scheme for vehicle passing places along Poolside

shall be submitted to and approved in writing by the Local Planning Authority. The vehicle passing places shall be provided in accordance with the agreed details, before the use of the premises hereby permitted becomes operative and shall be permanently maintained thereafter.

Reason: In the interests of highway safety for pedestrians and to provide safe passing places and restricting the distance vehicles may need to reverse to allow on coming vehicles to pass.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Item Number: 4

| | | | |
|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 18/0006 | Type of Application: | Full Planning Permission |
| Applicant: | EG Group | Agent : | PWA Planning |
| Location: | MILL FARM SPORTS VILLAGE, CORONATION WAY, MEDLAR WITH WESHAM | | |
| Proposal: | DEVELOPMENT OF TWO DRIVE THROUGH CAFES / RESTAURANTS (USE CLASS A3/A5) AND JET WASH FACILITY, TOGETHER WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OTHER VARIOUS INFRASTRUCTURE WORKS. | | |

Decision

Full Planning Permission:- Decision to GRANT planning permission delegated to Head of Planning and Housing following:

- a) The receipt of confirmation from United Utilities that they are satisfied that the development will not have an adverse impact on the Hodder Aqueduct or other infrastructure;
- b) and such decision as may be granted shall be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning and Housing 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 / consent relates to the following details:

Approved plans:

- Location Plan - 1498-1
- Proposed layout plan - 1498-9B

- Proposed landscaping plan - 3868.01B
- Street Scenes - 1498-7A
- Car Wash elevations - 1498-8A
- Food to go plans - 1498-5A
- Drive Thru coffee shop plans - 1498-4

Supporting Reports:

- Planning Statement
- Transport Statement.
- Express Lighting report
- Sequential test

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority no later than 21 days prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

4. Prior to the commencement of any surfacing work on site details of the materials proposed for all hard surfaced areas of the site (supported with samples where appropriate) shall be submitted to the Local Planning Authority for approval. Only materials which are subsequently approved shall be used either during the initial works or in any repairs/replacements to the surfaces.

Reason: In the interests of visual amenity and to contribute to the overall quality of the development.

5. The drive through café and restaurant and coffee shop hereby approved shall only be open to the public between the hours of 06:00 and 23.00 on any day.

Reason: In order to protect the residential amenity from potential noise and light nuisance

6. Prior to the commencement of development full details of the odour extraction and abatement system and materials shall be submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented during the construction of both drive thru facilities hereby approved, and shall be brought into use on first operation of each use and retained in a functioning and serviced condition at all times thereafter.

Reason: In order to protect residential amenity.

7. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

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

8. The car parking and manoeuvring areas associated with each of the units hereby approved shall

be marked out in accordance with the approved plan before the use of that premises becomes operative, and shall permanently maintained available for parking at all times thereafter.

Reasons: To allow for the effective use of the parking areas.

9. Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

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

10. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

Reason: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

11. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution

12. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

13. Prior to occupation of the development a sustainable drainage management and maintenance

plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

14. The landscape works associated with each element of the proposal hereby approved as shown on plan 3868 01 REV B shall be implemented in the first planting season following the completion of the first of the two drive-thru units on site. This landscaping shall subsequently be maintained for a period of 10 years following the completion of its implementation. Maintenance shall comprise of and include the replacement of any trees, shrubs or hedges that are removed, dying, been seriously damaged or becoming seriously diseased within the above specified period, such replacements to be trees of a similar size and species. The whole of the planted areas shall be kept free of weeds. Trees shall be pruned or thinned at the appropriate times in accordance with current syvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. 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
 3. Securing revised plans during the course of the application which have overcome initial problems

Item Number: 5

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|-------------------------------|---|-----------------------------|--------------------------|
| Application Reference: | 18/0013 | Type of Application: | Full Planning Permission |
| Applicant: | Mr Mills | Agent : | Firth Associates Ltd |
| Location: | 25 SEYMOUR ROAD, LYTHAM ST ANNES, FY8 4DL | | |

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| Proposal: | ERECTION OF A TWO STOREY SIDE EXTENSION, THE CONSTRUCTION OF A SEMI-DETACHED DWELLING, AND ALTERATIONS TO BOUNDARY WALL |
|------------------|---|

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. SEY/1/000 Rev A
- Proposed Elevations - Dwg no. SEY/3/310 Rev B
- Proposed Elevations - Dwg no. SEY/3/311 Rev B
- Proposed Elevations - Dwg no. SEY/3/312 Rev B
- Proposed Elevations - Dwg no. SEY/3/313 Rev B
- Proposed Ground Floor Plan - Dwg no. SEY/1/110 Rev B
- Proposed First Floor Plan - Dwg no. SEY/1/111 Rev B
- Proposed Roof Plan - Dwg no. SEY/1/112 Rev B

Reason: To provide clarity to the permission.

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

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of policy HL2 of the adopted Fylde Borough Local Plan, policy GD7 of the emerging local plan to 2032, and the National Planning Policy Framework.

4. The ground floor window facing towards the outside amenity area of No.16 Denmark Road shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Fylde Borough Local Plan policy HL2.

5. The garages hereby approved shall be used as private garages only and remain available for the parking of a motor vehicle at all times. These areas shall not be used as habitable rooms, and

no trade or business shall be carried on, in or from the garages.

Reason: To safeguard the amenities of the neighbourhood and ensure off street parking provision is retained for both properties as required by Policy HL2 of the Fylde Borough Local Plan.

6. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:
- (a) Hours of work for site preparation, delivery of materials and construction;
 - (b) Arrangements for the parking of vehicles for site operatives and visitors;
 - (c) Details of areas designated for the loading, unloading and storage of plant and materials;
 - (d) Details of the siting, height and maintenance of security hoarding;
 - (e) Measures to control the emission of dust and dirt during construction;
 - (f) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. 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
 3. Securing revised plans during the course of the application which have overcome initial problems
2. The developer is advised that the works may be subject to the provisions of The Party Wall etc. Act 1996 in which case the property owner should be aware of his or her responsibility in this respect prior to scheduling any building activity or preparatory works. Guidance is available from www.gov.uk on this matter.

Item Number: 6

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|---------------------------------------|--|--|------------------------------|
| Application Reference: 18/0302 | | Type of Application: Full Planning Permission | |
| Applicant: | Lowther Gardens (Lytham) Trust | Agent : | Creative SPARC Architects |
| Location: | LOWTHER PAVILION, LOWTHER GARDENS SITE, WEST BEACH, LYTHAM ST ANNES, FY8 5QQ | | |
| Proposal: | ALTERATIONS AND EXTENSION OF EXISTING PAVILION BUILDING, INCLUDING A TWO STOREY EXTENSION TO THE EAST TO FORM A FIRST FLOOR RESTAURANT WITH EXTERNAL ROOF TERRACE, AN EXTENSIONS TO THE WEST OF THE BUILDING TO FORM AN EDUCATION CENTRE AND STUDIO THEATRE, TIMBER CLADDING AND GLAZING TO EXISTING ELEVATIONS, RECONFIGURATION OF EXISTING CAR PARK TO PROVIDE 70 SPACES, NEW PEDESTRIAN ACCESS, ASSOCIATED SOFT AND | | |

HARD LANDSCAPING WORKS AND DEMOLITION OF EXISTING PUBLIC TOILETS,
STORAGE BUILDING AND AVIARY STRUCTURE.

Decision

Application Deferred

Reason

1. The decision on the application is deferred pending:
 - a) receipt of additional information from the applicant identifying the areas of proposed tree removal and the location and species of compensatory replacement trees together with the arrangements for the future management of the newly planted areas and the Gardens as a whole; and
 - b) the consideration of the appropriateness of these proposals by the Head of Planning and Housing and other relevant officers.

The application is to be re-presented for a decision once these matters have been resolved to the satisfaction of the Head of Planning and Housing.

Item Number: 7

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|-------------------------------|--|-----------------------------|------------------------|
| Application Reference: | 18/0418 | Type of Application: | Reserved Matters |
| Applicant: | Coppice Farm LLP | Agent : | Gary Hoerty Associates |
| Location: | COPPICE FARM LAND, WEST MOSS LANE, WESTBY WITH PLUMPTONS | | |
| Proposal: | APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/0151 FOR THE APPEARANCE, LANDSCAPING AND LAYOUT OF ERECTION OF 4 BUILDINGS PROVIDING 1,400m2 OF LIGHT INDUSTRIAL ACCOMMODATION (CLASS B1C) FOLLOWING DEMOLITION OF EXISTING 8 TIMBER FRAME BUILDINGS | | |

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This permission relates to the following details:

Approved plans:

- Proposed site plan, floor plans and elevations - CFL/635/2488/03
- Proposed site location and landscaping plan - CFL/635/2488/01B

Reason: To provide clarity to the permission.

2. The car parking [and unloading and loading] area as indicated on the approved plan shall be

constructed, drained, surfaced and laid out to the satisfaction of the Local Planning Authority and shall be made available for use prior to the first occupation of the first of the premises hereby approved, and shall thereafter be retained to the satisfaction of the Local Planning Authority solely for the purposes of car parking on the site, or delivery / collection vehicles.

Reason: To provide satisfactory parking to serve the development.

3. Notwithstanding any denotation on the approved plans samples of the roof treatment and wall cladding [both inclusive of colour] shall be submitted to and approved by the Local Planning Authority prior to the commencement of any built development works on site. Thereafter only those approved materials shall be used in the development unless otherwise agreed in writing with the Authority.

Reason: Such details are not shown on the application and must be agreed to ensure a satisfactory standard of development.

4. A full specification of all proposed surface materials shall be submitted to the Local Planning Authority for approval prior to the commencement of the development; thereafter only those approved materials shall be used upon the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the overall quality of the finished development.

5. Tree, shrub & grass planting plans as approved under this planning permission shall be implemented during the first available planting season following the completion of the development, and subsequently maintained for a period of 10 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species. The whole of the planted areas shall be kept free of weeds, trees shall be pruned or thinned, at the appropriate times in accordance with current silvicultural practice. All tree stakes, ties, guys, guards and protective fencing shall be maintained in good repair and renewed as necessary. Mulching is required to a minimum layer of 75mm of spent mushroom compost or farm yard manure which should be applied around all tree and shrub planting after the initial watering. Weed growth over the whole of the planted area should be minimised. Any grassed area shall be kept mown to the appropriate height and managed in accordance with the approved scheme and programme.

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

6. Prior to the first occupation of any of the building hereby approved, details of the on-going maintenance of the communal areas of the site, the areas of grass and landscaping and any other areas that are not within any building shall be submitted to and approved in writing by the Local Planning Authority. These details shall then be implemented and operated thereafter.

Reason: To ensure the on-going maintenance and management of these public areas in the interests of the character of the area and the amenity of the occupiers of the development.

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| Application Reference: | 18/0464 | Type of Application: | Full Planning Permission |
| Applicant: | Ream Hills Lake Leisure Park | Agent : | CFM Consultants Ltd |
| Location: | REAM HILLS, MYTHOP ROAD, WEETON WITH PREESE, PRESTON, PR4 3NB | | |
| Proposal: | ERECTION OF TWO STOREY LOG CABIN FOR USE AS HOLIDAY LODGE TO REPLACE SINGLE STOREY CABIN APPROVED UNDER PLANNING PERMISSION 16/0068 BUT NOT YET BROUGHT ONTO SITE | | |

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

2. This permission / consent relates to the following details:

Approved plans:

- Location Plan - Dwg no. RH/04591/001, scale 1:5000
- Location Plan - Dwg no. RH/04591/002, scale 1:2500
- Proposed Site Plan - Dwg no. RH/04591/004, scale 1:500
- Proposed Site Plan - Dwg no. RH/04591/005, scale 1:200
- Proposed Elevations - Dwg no. RH/04591/006
- Proposed Floor Plans - Dwg no. RH/04591/007

Supporting Reports:

- Planning, Design and Access Statement - produced by Shepherd Planning, dated June 2018

Reason: To provide clarity to the permission.

3. The external materials to be used in the development hereby approved shall accord entirely with those indicated on the approved plans; any modification shall thereafter be agreed with the Local Planning Authority in writing prior to any substitution of the agreed materials.

Reason: In the interests of visual amenity of the countryside as required by Policy SP2 of the Fylde Borough Local Plan

4. The holiday lodge hereby approved shall be occupied for holiday purposes only and not as a person's permanent, sole or main place of residence.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

5. The owners/operators shall maintain an up-to-date register of the names of all owners of the holiday lodges on the site. The information held shall also include the owners' main home address. This information shall be made available at all reasonable times to the Local Planning

Authority.

Reason: The development is provided for holiday use only as occupation on a permanent basis would be contrary to the provisions of Policy SP2 of the Fylde Borough Local Plan.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area