



MINUTES

Planning Committee

Date:	Wednesday, 6 January 2021
Venue:	Remote Meeting Via Zoom.
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
Other Members Present:	Councillor Noreen Griffiths
Officers Present:	Ian Curtis, Mark Evans, Andrew Stell, Matthew Taylor, Clare Lord, Carly Smith, Lyndsey Lacey-Simone.
Members of the Public:	16 members of the public attended the meeting.

Procedural Items

Public Speaking at the Planning Committee

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

1. Declarations of Interest

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

Councillor David O'Rourke declared a personal interest in planning application no: 19/0917 relating to land to the rear of 4 Greenways, St Annes in so far as he is a customer of the veterinary practice.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 9 December 2020 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

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 prior to the meeting.

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

Information Items

5. List of Appeals Decided

There were no appeal decisions received between 27 November and 18 December 2020.

Fylde Borough Council copyright [2021]

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

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

This document/publication was also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Planning Committee Minutes

06 January 2021

Item Number: 1

Application Reference:	19/0917	Type of Application:	Full Planning Permission
Applicant:	The Veterinary Health Centre	Agent :	Eastham Design Associates Ltd
Location:	LAND TO THE REAR OF, 4 GREENWAYS, LYTHAM ST ANNES, FY8 3LY		
Proposal:	DEMOLITION OF 12 EXISTING GARAGES TO THE REAR OF NO. 4 GREENWAYS AND ERECTION OF DETACHED SINGLE STOREY BUILDING FOR EXPANSION OF VETERINARY CENTRE INCLUDING FORMATION OF FIVE ADDITIONAL CAR PARKING SPACES.		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - Drawing no. Ordnance Survey 1 :1250
- Proposed Site Plan - Drawing no. 1383-19 03 REV. G
- Proposed floor & elevation Plans - Drawing no. 1383-19 02 REV. G

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

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the application form and / or approved plans listed in condition 2 to this planning permission.

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

4. The scanner and theatres hereby approved shall only be utilised between 8.30 and 1800 on weekdays (Monday to Friday inclusive).

Reason: To provide control over the level of use of the building in the interests of preserving the amenity of neighbouring properties from potential noise and other disturbances as required by Policy GD7 and para 170 of the NPPF.

5. The development hereby approved shall not provide overnight accommodation for any dogs or other animals that have the potential to create a level of noise that could be audible outside of the building.

Reason: To ensure the development is implemented without compromising residential amenity in accordance with Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

6. The five car parking spaces indicated on drawing no. 1383-19 03 REV. G shall be marked out in accordance with the details shown on the approved plan and made available for use prior to first use of the building hereby approved. Of these spaces four shall remain available for use by staff at the practice at all times thereafter.

Reason: In order to ensure the provision for vehicle parking off the highway in the interests of road safety and the amenity of neighbouring residents in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and the National Planning Policy Framework.

7. The boundary wall indicated on drawing no. 1383-19 02 REV. G shall be provided in accordance with the approved details on that plan prior to first use of the building hereby approved and shall be retained as such thereafter.

Reason: To safeguard the amenity of occupiers of neighbouring dwellings and the appearance of the area in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

8. The building hereby approved shall only be used in conjunction with the existing veterinary practice operated at no. 4 Greenways and shall not be converted or used for any other purpose or sold or rented as a separate business use.

Reason: To safeguard the amenity of occupiers of neighbouring dwellings in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.

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

- 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) arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from construction works; and
- h) 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: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework

Informative notes:

1. Electricity North West Note

The applicant is advised that there is Electricity North West infrastructure in the immediate vicinity of the proposed development and so they are advised of the following:

For safety reasons they should consult the following documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 – Avoiding danger from underground services.

GS6 – Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works; the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <http://www.enwl.co.uk/our-services/know-before-you-dig>

2. Lancashire County Council Advice note:

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 or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start, you must contact the Community Services for further information by emailing the County Council's Highways Development Control Section at lhscustomerservice@lancashire.gov.uk or by writing to the Highways Development Control Manager, Lancashire County Council, Cuerden Depot, Cuerden Way, Bamber Bridge, Preston, PR5 6BS, quoting the planning application number in either case.

3. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

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

environmental conditions of the area. This has been demonstrated by:

1. 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: 2

Application Reference: 20/0042		Type of Application: Reserved Matters	
Applicant:	Countryside Properties (UK) Ltd & Warton East Developments Ltd	Agent :	Pegasus Group
Location:	LAND TO THE NORTH OF FRECKLETON BYPASS / EAST OF WARTON, BRYNING WITH WARTON		
Proposal:	APPLICATION FOR APPROVAL OF THE RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 17/0851 FOR A RESIDENTIAL DEVELOPMENT OF 345 DWELLINGS AND ASSOCIATED INFRASTRUCTURE		

Decision

Reserved Matters :- Granted

Conditions and Reasons

1. This approval relates to the following plans:

Drawing no. SK668-LP-RM-01 Rev A – Location plan.
Drawing no. SK668-PL-01 Rev V – Planning layout.
Drawing no. SK668-POS-01 Rev E – POS area layout.
Drawing no. SK668-BP-01 Rev C – Boundary plan overall master plan.
Drawing no. SK668-PP-01 Rev C – Phasing plan.
Drawing no. 101 Rev M – Landscape masterplan.
Drawing no. 102 Rev M – Landscape layout (1 of 3).
Drawing no. 103 Rev L – Landscape layout (2 of 3).
Drawing no. 104 Rev L – Landscape layout (3 of 3).
Drawing no. LWF-AJP-XX-00-DR-C-0900 Rev P10 – Drainage strategy.
Drawing no. LWF-AJP-XX-00-DR-C-1061 Rev P1 – Land drainage detail.
Drawing no. LWF-AJP-XX-00-DR-C-1400 Rev P8 – Finished level & retaining walls sheet 1.
Drawing no. LWF-AJP-XX-00-DR-C-1401 Rev P8 – Finished level & retaining walls sheet 2.
Drawing no. LWF-AJP-XX-00-DR-C-1402 Rev P8 – Finished level & retaining walls sheet 3.
Drawing no. LWF-AJP-XX-00-DR-C-1403 Rev P8 – Finished level & retaining walls sheet 4.
Drawing no. LWF-AJP-XX-00-DR-C-1404 Rev P8 – Finished level & retaining walls sheet 5.
Drawing no. SK668-CS-01 Rev C – Sections for planning key plan.
Drawing no. SK668-CS-02 Rev B – Sections for planning (sheet 2 of 3).
Drawing no. SK668-CS-03 Rev B – Section for planning (sheet 3 of 3).
Drawing no. ASHO-01 – The Ashop floor plans and elevations.
Drawing no. ASHP-FCT-01 – The Ashop FCT floor plans and elevations.
Drawing no. The Aspen AR (AFF) floor plans and elevations.

Drawing no. The Aspen ORS/AHO (AFF) floor plans and elevations.
 Drawing no. BAYB-01 – The Baybridge floor plans and elevations.
 Drawing no. The Birch (AFF) floor plans and elevations.
 Drawing no. The Birch AR-Mid (AFF) floor plans and elevations.
 Drawing no. The Birch AR-End (AFF) floor plans and elevations.
 Drawing no. BLTH-01 – The Blyth floor plans and elevations.
 Drawing no. Cork (AFF) floor plans and elevations.
 Drawing no. DEE-01 – The Dee floor plans and elevations.
 Drawing no. DUNH-01 – The Dunham floor plans and elevations.
 Drawing no. FOSS-01-FCT – The Foss FCT floor plans and elevations.
 Drawing no. Foss(14)-01 – The Foss floor plans.
 Drawing no. Foss(14)-6.0 – The Foss brick elevations.
 Drawing no. Foss(14) FCT-6.1 – The Foss FCT render elevations.
 Drawing no. IRWE-01 (Sigma) – The Irwell floor plans and elevations.
 Drawing no. LEA-01 – The Lea floor plans and elevations.
 Drawing no. LYMI-01 – The Lymington floor plans and elevations.
 Drawing no. NEWASH-01 – New Ashbourne floor plans and elevations.
 Drawing no. NSTAM-01 – The New Stamford floor plans and elevations.
 Drawing no. NWEAV-01 – The New Weaver floor plans and elevations.
 Drawing no. OAK-01 – The Oakham floor plans and elevations.
 Drawing no. DOUBLE GA/01 – Double garage plan & elevations.
 Drawing no. SALES GA/01 – Sales garage plan & elevations.
 Drawing no. SHARED GA/01 – Shared garage plan & elevations.
 Drawing no. SINGLE GA1/01 – Single garage T1 plan & elevations.
 Drawing no. RSD 9105 – Post & rail fence detail.
 Drawing no. NSD 9001 Rev F – Wall types 1 to 2.
 Drawing no. NSD 9102 Rev A – Fence types A to D.
 Drawing no. PR11064-005 – Foul water pumping station earthing arrangement.
 Drawing no. PR11064-004 – Foul water pumping station site plan.
 Drawing no. WO_XXXX – Overview – GRP heavy duty kiosk.

Except as provided for by other conditions to this approval and those imposed on outline planning permission 17/0851, the development shall be carried out in complete accordance with the approved drawings.

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

2. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in full accordance with the phasing (including the sequencing for the construction of housing, highway and drainage infrastructure, laying out of open spaces and landscaped areas, and formation of pedestrian and cycle links to adjoining land) indicated on drawing no. SK668-PP-01 Rev C.

Reason: In order that the development takes place in an appropriate sequence and to ensure that the associated infrastructure required to support and/or mitigate the development's impact is put in place concurrently with each phase of housing in the interests of proper planning and to ensure compliance with the requirements of conditions 1 and 15 of outline planning permission 17/0851 in accordance with the objectives of Fylde Local Plan to 2032 policies M1, GD7, T4, CL2 and ENV4.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the buildings shall be constructed in accordance with the materials detailed on drawing no. SK668-MAT Rev D.

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 Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on drawing nos. SK668-BP-01 Rev C; NSD 9001 Rev F; and NSD 9102 Rev A before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings and to achieve an acceptable appearance within the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of conditions 1 and 4 of this permission, no development associated with the formation of the flood compensation areas and attenuation basins within each phase identified on drawing no. SK668-PP-01 Rev C shall take place until details of their dimensions, volumes, gradients, profiles (including appropriate cross sections), inlet designs and the siting, height, design, materials and finish of any means of enclosure to be erected around their perimeters have been submitted to and approved in writing by the Local Planning Authority. The flood compensation areas and attenuation basins shall thereafter be laid out in accordance with the duly approved details and the enclosures around their perimeters shall be erected before any of the dwellings within each associated phase are first occupied, and shall be retained as such thereafter.

Reason: For the avoidance of doubt as no such details have been submitted with the application, to ensure that the flood compensation areas and attenuation basins are of a suitable design to provide multi-functional open spaces when dry, to ensure the safety of future users of the open space, to achieve an appropriate appearance to any means of enclosure around the perimeters of the features and to ensure that the flood compensation areas and attenuation basins provide the flood and surface water storage volumes required to mitigate the risk of flooding within and away from the site in accordance with the requirements of Fylde Local Plan to 2032 policies GD7, CL1, CL2 and ENV4, and the National Planning Policy Framework.

6. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, no development associated with the construction of the foul water pumping station shown on drawing nos. SK668-PL-01 Rev V; PR11064-005; and PR11064-004 shall take place until details of the siting, height, design, materials and finish of any means of enclosure to be erected around its perimeter have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be erected in accordance with the duly approved details before the foul water pumping station is first brought into use, and shall be retained as such thereafter.

Reason: For the avoidance of doubt as no such details have been submitted with the application, to ensure that the foul water pumping station is secure and to ensure an appropriate appearance for any means of enclosure to be erected around its perimeter in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No development associated with the construction of the gas governor shown on drawing no. SK668-PL-01 Rev V shall take place until details of the size, height, materials and design of the building and any associated means of enclosure to be erected around its perimeter have been submitted to and approved in writing by the Local Planning Authority. The gas governor and any associated means of enclosure shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt as no such details have been submitted with the application in order to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, all buildings shall be constructed in accordance with the finished floor levels shown on drawing nos. LWF-AJP-XX-00-DR-C-1400 Rev P8; LWF-AJP-XX-00-DR-C-1401 Rev P8; LWF-AJP-XX-00-DR-C-1402 Rev P8; LWF-AJP-XX-00-DR-C-1403 Rev P8; and LWF-AJP-XX-00-DR-C-1404 Rev P8.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in order to achieve a high standard of amenity for existing and future occupiers and to ensure that appropriate mitigation measures are put in place to avoid the development being put at an unacceptable risk of flooding in accordance with the requirements of Fylde Local Plan to 2032 policies M1, GD7, CL1 and CL2, and the National Planning Policy Framework.

9. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. 101 Rev M; 102 Rev M; 103 Rev L; and 104 Rev L shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby approved, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, before 50% of the dwellings within each associated phase identified on drawing no. SK668-PP-01 Rev C are substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the Local Planning Authority pursuant to the requirements of condition 17 of planning permission 17/0851. 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 secure appropriate landscaping of the development concurrently with each phase of housing in the interests of visual amenity, to provide biodiversity enhancements and to ensure that a landscaped buffer of appropriate depth and species is provided by the development alongside its boundary with adjacent countryside in order to limit its visual impact in accordance with the requirements of Fylde Local Plan to 2032 policies M1, GD7, ENV1 and ENV2, and the National Planning Policy Framework.

10. With the exception of those specimens identified on drawing 2 of the Arboricultural Impact Assessment by TEP (report reference version 6.0, dated 10 November 2020), no other trees or hedges shall be pruned, topped or removed unless details of those works and, in the case of removal a scheme for the provision of appropriate replacement planting in the same location which includes details of the type, size, species, siting, planting distances and the programme of planting for replacement hedges and trees, have first been submitted to and approved in writing by the Local Planning Authority. Any replacement planting to be introduced pursuant to

this condition shall be carried out in accordance with a timetable which has first been submitted to and approved in writing by the Local Planning Authority and any replacement 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 protect the existing trees and hedgerows on the site that are shown to be retained as part of the scheme and to ensure appropriate replacement planting is introduced to compensate for any additional tree and hedge removal required as part of the development in the interests of visual amenity, to safeguard the amenities of existing and future occupiers and to ensure appropriate protection for and/or replacement of ecological habitats and green infrastructure networks in accordance with the requirements of Fylde Local Plan to 2032 policies M1, GD7, ENV1 and ENV2.

11. No above ground works of development within phase 3 (the extent of which is identified on drawing no. SK668-PP-01 Rev C) shall take place until a scheme for the provision and future maintenance of the Locally Equipped Area for Play (LEAP) shown on drawing no. SK668-PL-01 Rev V has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Details of the siting, size, layout, design and materials of the LEAP including its associated play equipment, surfacing and means of enclosure, which shall demonstrate compliance with the guidance set out in the Fields in Trust publication 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (October 2015).
- b) Details of maintenance arrangements for the LEAP.
- c) A timetable for the provision of the LEAP and a programme for its ongoing maintenance, which shall demonstrate compliance with the requirements in condition 17 of planning permission 17/0851.

The LEAP shall thereafter be laid out, made available for use and maintained in accordance with the duly approved scheme and the timetable contained therein.

Reason: To ensure that the development makes an appropriate contribution towards the provision and future maintenance of recreational open space (including the provision of play areas commensurate to its scale) in order to avoid a deficiency in the quantity and quality of recreational open space in the locality and to ensure that the impact of the development on existing recreational open space is adequately mitigated in accordance with the requirements of Fylde Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

12. The development shall be carried out in strict accordance with the flood mitigation measures identified in paragraph 5.7 of the 'Flood Risk Assessment' by the Alan Johnston Partnership LLP (document reference LWF-AJP-ZZ-XX-RP-C-3000 version P10, dated 09.12.2020). The flood compensation areas and associated drainage infrastructure serving those areas referred to in paragraph 5.7 of the flood risk assessment and shown on drawing no. LWF-AJP-XX-00-DR-C-0900 Rev P10 shall be fully constructed and operational before any development associated with the construction of dwellings on the site first takes place.

Reason: The flood compensation areas identified in the Flood Risk Assessment and drainage strategy are required to mitigate against the loss of floodwater storage areas within the floodplain arising from engineering works to be carried out in connection with the construction of the arterial access road into the development off the roundabout junction with Lytham Road. Therefore, the flood compensation areas must be laid out concurrently with the construction of the access road within the floodplain in order that there is no net loss of functional floodplain storage during the course of the development so as to ensure the

development is not itself at an unacceptable risk of flooding and does not increase flood risk elsewhere in accordance with the requirements of Fylde Local Plan to 2032 policies M1, CL1 and CL2, and the National Planning Policy Framework.

13. No development involving the diversion and/or culverting of the section of the unnamed ordinary watercourse located along the eastern boundary of the site shown on drawing no. LWF-AJP-XX-00-DR-C-0900 Rev P10 shall take place until the following details of the culverted watercourse have first been submitted to and approved in writing by the Local Planning Authority:

- a) Its dimensions and cross-sectional area, including a comparison with the dimensions of the existing watercourse and provision for an appropriate allowance to be made for urban creep upstream of the development site.
- b) Its gradient and any alterations to the existing levels of the watercourse and its banks.
- c) The size and design of headwalls where the culverted section meets the open channel of the watercourse.
- d) The provision of an overflow between the culvert and the existing floodplain to ensure that existing natural flows are maintained.

The diversion and/or culverting of the watercourse shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure an appropriate design for the culverted section of the watercourse in order that works associated with the culverting and/or diversion of the existing ordinary watercourse do not result in the development being at unacceptable risk of flooding and do not increase flood risk elsewhere in accordance with the requirements of Fylde Local Plan to 2032 policies M1, CL1 and CL2, and the National Planning Policy Framework.

14. None of the dwellings hereby approved shall be occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 11 of planning permission 17/0851 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:

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

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

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of the surface water drainage system and associated sustainable drainage features throughout the lifetime of the development in order to minimise the risk of flooding from the development in accordance with the requirements of Fylde Local Plan to 2032 policies M1, CL1 and CL2, and the National Planning Policy Framework.

15. No above ground works of development on plots 1-3, 105-125, 147-190 and 204 (as identified on drawing no. SK668-PL-01 Rev V) shall take place until a detailed design for the land drain to be constructed along the southern and western boundaries of the development (the extent and location of which is shown on drawing no. LWF-AJP-XX-00-DR-C-0900 Rev P10) has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, the detailed design shall include precise details of the layout, size (both above and below ground), type, materials, composition and finished levels (including its relationship with surrounding ground levels both within and outside the site) of the land drain and its associated infrastructure (including all pipework). The full extent of the land drain, including its outfall into the flood compensation area, shall thereafter be constructed in accordance with the duly approved details before any above ground works of development on plots 1-3, 105-125, 147-190 and 204 take place.

Before any of the dwellings on plots 1-3, 105-125, 147-190 and 204 are first occupied a scheme shall be submitted to and approved in writing by the Local Planning Authority which:

- a) evidences the installation of the duly approved land drain within the curtilage of each associated plot;
- b) demonstrates the operational effectiveness of the land drain through appropriate testing and provides details of any remedial measures implemented to ensure its effectiveness; and
- c) provides a strategy for the future management and maintenance of the land drain for the lifetime of the development.

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, D, E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the duly constructed land drain shall be retained, managed and maintained as such thereafter and no buildings or hard surfaces shall be constructed within it.

Reason: To ensure that appropriate measures are put in place to capture surface water runoff from the sloping gardens of the dwellings which would occupy an elevated position in relation to existing land uses flanking the southern and western boundaries of the development so as to avoid uncontrolled surface water runoff from those dwellings being discharged directly onto adjoining land, and to ensure a suitable mechanism for post-installation testing of the effectiveness of the land drain and for its future retention, management and maintenance in order to mitigate the risk of flooding to surrounding land uses and to secure a suitable means of disposing of surface water from the development in accordance with the requirements of Fylde Local Plan to 2032 policies M1, CL1 and CL2, and the National Planning Policy Framework.

16. No development, ground works or vegetation clearance within each phase identified on drawing no. SK668-PP-01 Rev C 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 Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

17. No more than 50% of the dwellings within each phase identified on drawing no. SK668-PP-01 Rev C shall be occupied until a Landscape and Ecological Management Plan (LEMP) for all landscaped areas of the development (excluding privately owned domestic gardens) within that phase has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- a) A description and evaluation of features within each phase to be managed.
- b) An analysis of ecological trends and constraints on the site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule and timetable for implementation (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation.
- h) Arrangements for ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- i) The legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The development shall thereafter be carried out in full accordance with the duly approved LEMP and the timetable, monitoring and remedial measures for each phase contained therein.

Reason: To ensure that appropriate measures are put in place to provide net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures and to mitigate the development's effects on existing features of biodiversity value in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

18. If the works associated with the diversion and/or culverting of the unnamed ordinary watercourse located along the eastern boundary of the site have not commenced by 20 July 2021 then those works shall not take place until further survey(s) have been undertaken to confirm presence/absence of water vole within the section of the watercourse to be re-aligned

and the results submitted to and approved in writing by the Local Planning Authority. If water voles are confirmed to be present then no works associated with the diversion and/or culverting of the watercourse shall take place until a method statement giving details and a timetable of measures to be taken to avoid any possible harm to water voles during the construction period and how appropriate mitigation measures (including the siting and design of any habitat compensation and enhancement features) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timetable contained therein.

Reason: Water vole surveys of the watercourse undertaken in 2019 confirmed transient water vole activity within the ditch forming the eastern boundary of the application site. While further surveys in July 2020 did not detect such a use, these surveys are valid for a limited time period (as identified in paragraph 5.2 of the 'Water vole & otter survey' by TEP (document reference 7617.008, dated September 2019)) and so further presence/absence surveys will be required if works to alter the watercourse are delayed in order to establish whether habitats on the site which are potentially suitable to support water vole are (or have become) used by these species since the earlier surveys were carried out. If the additional surveys reveal that such a presence has become established, then there will be a requirement 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 in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

19. No development shall take place until a method statement detailing the reasonable avoidance measures to be put in place to avoid and/or minimise any impacts on amphibians during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the reasonable avoidance measures identified in the duly approved method statement.

Reason: To ensure that adequate mitigation measures are introduced as part of the development to safeguard protected species during the construction period in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

20. None of the dwellings within each phase identified on drawing no. SK668-PP-01 Rev C shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures (where appropriate) into each associated phase of the development and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority:

- a) The use of sensitive/low UV lighting;
- b) The inclusion of bird and bat boxes, especially on retained trees and buildings (which could take the form of house sparrow terraces and the inclusion of bat bricks and boxes on new buildings;
- c) The creation of suitable hedgehog habitat such as dense scrub and brash piles and inclusion of 'hedgehog houses' within boundary buffers, for shelter and hibernation; and
- d) The creation of small gaps or gates in residential garden fencing to allow free movement of hedgehog within the site and wider landscape.

The biodiversity enhancement measures for each phase shall thereafter be implemented in accordance with the details and timetable in the duly approved scheme, and shall be retained

as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

21. None of the dwellings within phase 2 (the extent of which is identified on drawing no. SK668-PP-01 Rev C) shall be occupied until a scheme for the provision of the pedestrian footpath link through to Bridges Recreation Ground on the north-western boundary of the site (the position of which is shown indicatively on drawing no. SK668-PL-01 Rev V) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) A specification for its design, construction (including surface treatment) and lighting.
- b) Details of the layout and design of its junction onto Bridges Recreation Ground, including any changes in levels, gradients and ground markings/surfacing.
- c) Details of prior engagement and/or agreement(s) with any adjoining third party landowner(s) whose permission is required to deliver the footpath link onto Bridges Recreation Ground.
- d) Details of the siting, layout, height, design, materials and finish of any barrier to prevent its use by vehicular traffic.
- e) A timetable for its completion and bringing into use.

Providing that any necessary agreement(s) required by c) are obtained before the last of the dwellings on phase 2 is occupied, the pedestrian footpath link shall be constructed in full and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

In the event that the necessary agreement(s) required by c) cannot be obtained from the third party landowner(s) before the last of the dwellings on phase 2 is occupied despite the developer having used all reasonable endeavours to do so, then subject to satisfactory evidence of those reasonable endeavours having first been submitted to and approved in writing by the Local Planning Authority, the pedestrian footpath link through to Bridges Recreation Ground shall not be provided.

Reason: To compensate for the non-delivery of the link through to Butlers Meadow identified in condition 15 of planning permission 17/0851 through the provision of an alternative route that encourages and maximises opportunities for access to and from the site via walking and to ensure that the link provides a safe and attractive route for pedestrians in the interests of minimising opportunities for crime by virtue of its detailed design. As the provision of the route would cross onto land in third party ownership the agreement of the adjoining landowner will be required to deliver a connection onto Bridges Recreation Ground. Therefore, the condition includes a clause which would allow the non-delivery of the pedestrian link in the event that the permission of the relevant third party landowner cannot be obtained in order to avoid a 'ransom' situation which would prevent the development progressing beyond phase 2. The condition is required in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4, Considerations 1 and 2 of Building for a Healthy Life and the National Planning Policy Framework.

22. Notwithstanding the requirements of conditions 1 and 9 of this permission, none of the dwellings within phase 1 (the extent of which is identified on drawing no. SK668-PP-01 Rev C) shall be occupied until a scheme for the extension of the north-eastern spur of the main spine road (the position of which is shown opposite plot 19 on drawing no. SK668-PL-01 Rev V) up to the site boundary has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include details of the layout, design, construction and drainage (including full engineering, drainage, street lighting and constructional specifications) of the extended spur road and its associated footways. The extended spur road and its associated footways shall thereafter be constructed and made available for use in accordance with the details in the duly approved scheme before the last of the dwellings on phase 1 is occupied, and access along the extended spur road shall remain unobstructed at all times.

Reason: To ensure a comprehensive approach to planning the highway network through the provision of streets and routes that can be easily extended in the future and securing adoption to site boundaries in order to avoid the creation of a ransom strip which could sterilise future development on adjoining land in accordance with the principles of good Masterplanning and design identified in Fylde Local Plan to 2032 policy M1, Consideration 1 of Building for a Healthy Life and the National Planning Policy Framework.

23. No above ground works of development shall take place until a scheme for the design, construction and drainage of all new estate roads and associated footways has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full engineering, drainage, street lighting and constructional details. Each estate road and their associated footways shall be constructed in full accordance with the duly approved scheme and the phasing shown on drawing no. SK668-PP-01 Rev C before any of the dwellings to be served by that road are first occupied.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

24. None of the dwellings hereby approved shall be occupied until a scheme setting out arrangements for the future management and maintenance of all the estate roads and associated footways within each phase to be constructed pursuant to condition 23 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of estate roads and footways to serve the development in order to provide satisfactory facilities for access and circulation of all road users in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

25. The private vehicle parking and manoeuvring areas for each dwelling shall be constructed and made available for use in accordance with the details (including their surface treatment) shown on drawing no. SK668-PL-01 Rev V before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and to ensure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policies T5 and GD7, and the National Planning Policy Framework.

26. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order

following the revocation and re-enactment thereof (with or without modification), all garages (whether integral or detached) associated with each dwelling shall be retained for the parking of vehicles and shall not be converted to or used as additional living accommodation unless a separate application for planning permission has first been granted by the Local Planning Authority.

Reason: To ensure that appropriate provision is maintained for the parking of vehicles off the highway in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T5, and to ensure that parking provision which meets the standards identified in Table A of the Joint Lancashire Structure Plan (2005) is maintained.

27. Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 addition or alteration to enlarge the roofs of the dwellings on plots 107-125 and 147-189 (as identified on drawing no. SK668-PL-01 Rev V) shall be carried out unless a separate application for planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of existing residential properties bordering the abovementioned plots along the southern and western boundaries of the site by minimising the potential for loss of outlook to existing occupiers arising from additional massing added to the roofs of the proposed dwellings and to limit the potential for overlooking towards adjoining dwellings and their garden areas from elevated vantage points in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

28. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, before the dwellings on plots 190 and 204 (as identified on drawing no. SK668-PL-01 Rev V) are first occupied, the first floor en-suite bathroom windows in their respective west facing (side) elevations 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) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the approved dwellings and existing properties bordering the development in order to ensure a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

Informative notes:

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. **Approved details to satisfy conditions on outline planning permission 17/0851:**

For the avoidance of any doubt, and for the purposes of condition 1 of this permission, the Local Planning Authority considers the details shown in the following plans and documents referenced below to satisfy the requirements of each named condition on outline planning permission 17/0851. Providing that the development is carried out in full accordance with these details (together with any related requirements and/or timescales imposed by the conditions on outline planning permission 17/0851), the requirements of each condition will be complied with:

- **Condition 1** – Drawing nos. SK668-POS-01 Rev E and SK-668-PP-01 Rev C. The applicant's attention is drawn to the requirements of condition 17 of planning permission 17/0851 which requires the submission of a maintenance scheme for all areas of public open space (including the play area) before any development within each relevant phase commences and identifies the trigger for the delivery of open space (including the play area) within each phase.
- **Condition 12** – Drawing nos. LWF-AJP-XX-00-DR-C-1400 Rev P8; LWF-AJP-XX-00-DR-C-1401 Rev P8; LWF-AJP-XX-00-DR-C-1402 Rev P8; LWF-AJP-XX-00-DR-C-1403 Rev P8; and LWF-AJP-XX-00-DR-C-1404 Rev P8.
- **Condition 14** – Document titled 'Archaeological desk-based assessment' (report reference P20-0587, Version 1, dated March 2020) by Pegasus Group.
- **Condition 18** – Document titled 'Arboricultural impact assessment' (report reference version 6.0, dated 10.11.2020) by TEP (including appended drawings 1-4) and Drawing nos. 101 Rev M; 102 Rev M; 103 Rev L; and 104 Rev L.
- **Condition 19** – Drawing no. SK668-PL-01 Rev V.

3. **Highways:**

For the purposes of condition 23 of this permission, the applicant is advised that if the new estate roads are to be offered for adoption by the Local Highway Authority, they will need to be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads.

The management and maintenance scheme required by condition 24 should set out the measures to be put in place until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

4. **Contents of homeowner information packs – Advice concerning details required to discharge of condition 10 on outline planning permission 17/0851)**

Natural England's advice in their response dated 21.08.20 indicates that that any homeowner information pack (including the one which will need to be submitted to discharge condition 10 of outline planning permission 17/0851) should include, but not necessarily be limited to, the following:

- Introduction letter to the pack, setting out the issue and providing a contents page of included documents.
- Description of the European designated sites and their features, this should include a map explaining the boundaries of European designated sites.
- An explanation of the sensitivities of features to recreational disturbance and key sensitive times for the features of the European designated sites.
- List any access restrictions in the local area (i.e. under the Countryside and Rights of Way Act 2000, Marine and Coastal Access Act 2009 or Byelaws).
- Suggestions of alternative recreational sites (i.e. parks, walking or cycling routes).
- Code of conduct (i.e. not disturbing flocks of feeding / roosting birds, suggested distances to keep from birds).
- Suggested areas for responsible bird watching and opportunities for people to get involved in the local natural environment (i.e. volunteering opportunities).

Natural England would also expect the following principles to be followed for the packs;

- The homeowner packs are tailored to the location of the development and the European designated sites in the area.
- Tailored to the audience using clear and easy to understand language.
- An appropriate format is used to present the homeowner packs (i.e. print, size).

Item Number: 3

Application Reference:	20/0742	Type of Application:	Full Planning Permission
Applicant:	Mr Bonixo	Agent :	
Location:	19 RICHMOND ROAD, LYTHAM ST ANNES, FY8 1PE		
Proposal:	CHANGE OF USE OF BUILDING FROM 3 RESIDENTIAL FLATS TO 6 SELF-CONTAINED SERVICED HOLIDAY APARTMENTS		

Decision

Full Planning Permission :- Granted

Conditions and Reasons

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

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

2. This permission relates to the following plans:

- Location Plan - BuyAPlan Drawing dated 25 Sept 2020
- Proposed Floor Plans - Referenced by the LPA as 'AJP2'
- Proposed Side Elevation - Referenced by the LPA as 'AJP3'
- Proposed Site Layout - Referenced by the LPA as 'AJP1'

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

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

3. The apartments hereby granted by this permission shall be used for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to policies M1 and H1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework. Also as the accommodation provided is substandard in its size as it falls well short of the minimum expected in the 'Nationally Described Space Standards' and so a residential use would provide deficient levels of amenity for the occupiers in conflict with criterion o) of Policy GD7 of the Fylde Local Plan to 2032.

4. The owners/managers of the holiday apartments shall maintain a register of names of all owners/occupiers of individual apartments and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential occupation which may be contrary to policies M1 and H1 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework. Also as the accommodation provided is substandard in its size as it falls well short of the minimum expected in the 'Nationally Described Space Standards' and so a residential use would provide deficient levels of amenity for the occupiers in conflict with criterion o) of Policy GD7 of the Fylde Local Plan to 2032.

5. Prior to the first use of any part of the building for the holiday apartment accommodation hereby approved 4 No. off-street car parking spaces shall be provided in accordance with the site layout plan (ref. AJP1) listed in condition 2 of this permission. These spaces shall remain available for the parking of a motor vehicle by visitors to the holiday apartments at all times thereafter.

Reason: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of existing and future occupiers in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

1. **Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:**

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