



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 24 June 2020
<b>Venue:</b>	Remote Meeting via Zoom.
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jane Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Other Members Present:</b>	Councillors Noreen Griffiths, David O'Rourke
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Andrew Stell, Kieran Birch, Matthew Taylor, Clare Lord, Lyndsey Lacey-Simone
<b>Members of the Public:</b>	There were 4 members of the public in attendance at the meeting

### Welcome

By way of introduction, the Chairman welcomed members to the remote meeting of the Committee.

### Public Speaking at the Planning Committee

The Vice-Chairman, Councillor Richard Redcliffe invited the member of the public who had registered to speak on planning application no 20/0060 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. There were no Declarations of Interest.

#### 2. Confirmation of Minutes

RESOLVED: This matter was deferred until the next meeting of the Committee.

#### 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

This Information Report provided details of appeal decision letters received between 8 May and 12 June 2020.

Kieran Birch – Senior Development Officer

At the conclusion of the meeting, the Chairman reported that Kieran Birch would be leaving the Council to take up a new post at St Helens Council. On behalf of the Committee, the Chairman passed on his grateful thanks to Mr Birch for his hard work over the years and wished him well in his new career.

-----

**Fylde Borough Council copyright [2020]**

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

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

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

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

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

# Planning Committee Minutes

## 24 June 2020

Item Number: 1

<b>Application Reference:</b>	19/0541	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Adactus Housing Association	<b>Agent:</b>	Brewster Bye Architects
<b>Location:</b>	BROOK MOUNT, 4 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1XD		
<b>Proposal:</b>	ERECTION OF 26 AFFORDABLE DWELLINGS WITH NEW ACCESS FROM LYTHAM ROAD		

### Decision

Full Planning Permission: The decision on the application is delegated to the Head of Planning and Housing, with that decision being subject to the completion of a Section 106 agreement and a schedule of appropriate conditions.

The S106 Agreement is to secure:

- a financial contribution of £1,000 per dwelling (and the phasing of the payment of this contribution) towards securing off site public open space in accordance with the requirements of Policies ENV4 and INF2 of the Fylde Local Plan to 2032

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

The suggested Planning Conditions and Reasons are as follows:

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. 512 05 (02) 001
- Proposed Site Plan - Drawing no. 512/05(02)002 Rev K
- Boundary treatments plan – Drawing no. 512/05(02)003 Rev D
- Proposed levels plan – Drawing no. 512/05(02)006 Rev C
- Proposed roof plan – Drawing no. 512/05(02)004 Rev D
- Proposed site materials plan – Drawing no. 512/05(02)005 Rev E
- Proposed auto tracking plan – Drawing no. 19.B.12298/2 Rev B
- Type B-B1elevations – Drawing no 512 05 (02)022 Rev D
- Type B Floor plans - Drawing no. 512 05(02) 012 Rev C
- Type H Elevations – Drawings no. 512 05 (02)027 and 028 #

- Type A Floor plans – Drawing no. 512 05 (02) 010B
- Type A1 Floor plans – Drawing no. 512 05 (02) 011 Rev B
- Type B1 Floor plans – Drawing no. 512 05 (02) 013 Rev B
- Type A- elevations – Drawing no 512 05 (02) 020 Rev B
- Type A-A1 elevations – Drawing no 512 05 (02) 021 Rev C
- Type C elevations – Drawing no. 512 05 (02) 023 Rev B
- Type C1 elevations – Drawing no. 512 05 (02) 024 Rev B
- Type C floor plan – Drawing no. 512 05 (02) 14 Rev B
- Type C1 Floor plan – Drawing no. 512 05 (02) 15 Rev A
- Type D and D1 elevations – Drawing no. 512 05 (02) 025 Rev C
- Type d and D1 floor plans – Drawing no. 512 05 (02) 16 Rev B
- Street elevations – Drawing no. 512 05 (02)030 Rev D
- Apartments GF Plan – Drawing no. 512 05 (02)040 Rev A
- Apartments FF Plan – Drawing no. 512 05 (02)041 #
- Proposed bin store – Drawing no. 512 05 (02)060 #

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 development hereby approved shall comprise of not less than 100% affordable housing for affordable rent and development shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme in accordance with the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
- ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
- iii. the occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the application of such occupancy criteria.

Reason: To ensure the dwellings are provided and remain as affordable housing in perpetuity, and that they meet the identified local affordable need in accordance with the requirements of policy H4 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. 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 and hard surfaces 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 Policy GD7 of the Fylde Local Plan to 2032.

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

Reason: To protect residential amenity in accordance with GD7 of the Fylde Local Plan to 2032.

6. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To protect biodiversity in accordance with the NPPF

7. A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: So that there is a biodiversity net gain on the development site in accordance with the NPPF.

8. 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, means of enclosures, car parking [as applicable] hard surfacing materials, minor artifacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities 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.

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

9. The whole of the landscape works, as approved 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.

To ensure a satisfactory standard of development and in the interest of visual amenity in the

locality.

10. The dwellings hereby approved shall be designed and constructed to ensure that all dwellings meet the following maximum noise criteria;

External areas – 50 dB(A) LAeq,16hr; and

Internal areas - 35 dB(A) LAeq,16hr (day) and 30 dB(A) LAeq,8hr at night

Reason: To protect the residential amenity of the occupants of the dwellings.

11. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) by Carley Daines and Partners Limited (ref. 18-B-12298/Lytham Road, Revision A; dated 6 March 2020) and supporting modelling reports by JBA Consulting (dated 27 February 2020 and 29 April 2020) and the following mitigation measures as detailed:

- Finished floor levels shall be set no lower than 13.03 metres above Ordnance Datum (mAOD)
- Compensatory flood storage shall be provided in accordance with the 'Flood Modelling Support Lytham Road, Warton' report by JBA Consulting (ref. 2019s1527, dated 27 February 2020) and flood compensation areas plan (drawing no. 12298.40; dated 4 February 2020) by Carley Daines and Partners Ltd which is appended to the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

12. The development hereby permitted must not be commenced until such time as a detailed scheme for the proposed compensatory flood storage works, in accordance with the Flood Risk Assessment by Carley Daines and Partners Limited (ref. 18-B-12298/Lytham Road, Revision A; dated 6 March 2020) and supporting modelling reports by JBA Consulting (dated 27 February 2020 and 29 April 2020), has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The details of the scheme shall demonstrate that:

- the fully required volume of compensatory storage will be provided, as stated in 'Flood Modelling Support Lytham Road, Warton' report by JBA Consulting (ref. 2019s1527, dated 27 February 2020)
- the compensatory storage will be provided on a level for level basis.
- the compensatory storage is to be provided and be fully functional prior to the removal of floodplain storage and the development of the site.

Reason: To reduce the risk of flooding to the proposed development and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

13. No development shall commence until a surface water drainage scheme has been submitted to

and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

14. 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 resident's 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.

15. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Estate Roads to at least base course level up to the entrance of the site compound before any further development takes place within the site and shall be further extended before any development on the dwellings themselves is undertaken.

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

16. Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include and specify the provisions to be made for the following: -

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials used in the construction of the development;
- c. Storage of such plant and materials;
- d. Wheel washing and road sweeping facilities, including details of how, when and where the

- facilities are to be used;
- e. 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)
- f. Routes to be used by vehicles carrying plant and materials to and from the site;
- g. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- h. The hours of site operations which are to be limited to 08.00 -18.00 Monday to Friday; 08.00 - 13.00 Saturday and no noise/work activity on Sundays or Bank Holidays

The development shall only be implemented in full accordance with the requirements of the CMP.

Reasons: To ensure that the development can be undertaken with minimal disturbance to neighbouring amenity and the safe and efficient operation of the wider highway network

17. Before the access is used for vehicular purposes the visibility splays measuring 2.4 metres by 39 metres in both directions shall be provided, measured along the centre line of the proposed new access road from the continuation of the nearer edge of the existing carriageway of Lytham Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

Reasons: To ensure adequate visibility at the site access in the interest of highway safety.

18. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority. The submitted scheme shall include the following details and the phasing of their implementation:

- a) Site access to Lytham Road with associated works to kerbs, lining, signage, surfacing, etc
- b) Off-site works being a 2m wide footpath for the whole of the frontage of the site with Lytham Road excluding the frontage to the watercourse parapet wall.

The approved scheme shall be implemented in accordance with the approved phasing contained in the scheme.

Reasons: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and to allow the safe connection of the site to the highway network for all highway users in accordance with Policy GD7 of the Fylde Local Plan to 2032.

19. No development shall be commenced until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. No dwelling within each phase shall be occupied until the approved estate plan has been completed.

**Reason:** To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

20. Prior to the commencement of any above ground development an Estate Management Plan shall be submitted for approval in writing by the Local Planning Authority. The Estate



Management Plan will include details of the maintenance of the communal areas of amenity grass space, un-adopted highway and parking areas within the site. The development shall be constructed and maintained in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

21. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

**Reason:** - In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

22. The private car parking and manoeuvring areas shall be marked out in accordance with the approved plan, prior to the occupation of the associated dwelling and shall be permanently maintained thereafter.

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

23. Prior to the first occupation of the apartment building hereby approved, details of secured covered cycling facilities shall be submitted to the Local Authority for approval in writing, and those approved facilities shall be provided in accordance with the approved plan, before the apartments are occupied and shall be permanently maintained thereafter.

**Reasons:** To allow for the effective use of the cycle parking areas the promotion of sustainable forms of transport and aid social inclusion

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

**[CLASS VARIABLES**

A	House Extensions.
B&C	Roof Extensions/alterations
D	Porches
E	Curtilage buildings
F	Hardstanding
G	Flues and Chimneys
H	Satellite antenna]

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.

**Informative notes:**

**1. Highway 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 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](http://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. **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

<b>Application Reference:</b>	19/0544	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr S Fraser	<b>Agent:</b>	Four Architects
<b>Location:</b>	COPPICE FARM LAND, WEST MOSS LANE, WESTBY WITH PLUMPTONS		
<b>Proposal:</b>	ERECTION OF 6 BUILDINGS PROVIDING 3130m2 OF LIGHT INDUSTRIAL ACCOMMODATION (CLASS B1C) FOLLOWING DEMOLITION OF EXISTING BUILDINGS		

**Decision**

Full Planning Permission: The decision on the application is delegated to the Head of Planning and Housing, with that decision being subject to the completion of a Section 106 agreement and a schedule of appropriate conditions.

The S106 Agreement is to secure:

- a financial contribution of £6000 (and the phasing of the payment of this contribution) towards the appraisal and monitoring of a Travel Plan in accordance with the requirements of Policies T4 and INF2 of the Fylde Local Plan to 2032
- a financial contribution of £300 per payment trigger upon the commencement of development towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement in accordance with the requirements of Regulation 122 (2A) of the Community Infrastructure Regulations 2010

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

The suggested Planning Conditions and Reasons are as follows:

### 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 - Four Architecture Job 18-006 Drawing 03-DR-001
- Proposed Site Plan – Four Architecture Job 18-006 Drawing 03-DR-002 Rev D
- Proposed Plans and Elevations of Block A and B - Four Architecture Job 18-006 Drawing 03-DR-003
- Proposed Plans and Elevations of Block C and F - Four Architecture Job 18-006 Drawing 03-DR-004
- Proposed Plans and Elevations of Block D and E - Four Architecture Job 18-006 Drawing 03-DR-005

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. 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), the building shall be used for Class B1c light industrial purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose (including any other use which falls within use class B1 of the same Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification).

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area, alter the nature and level of vehicle use, and/or harm the amenities of surrounding occupiers in accordance with the requirements of Policy GD7 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.

4. 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.

5. 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.

6. Prior to the commencement of any above ground works development of this planning consent and notwithstanding any denotation on the approved plans, a scheme for the design of the external refuse stores associated to each building shall be submitted to and approved in writing. The scheme shall include details of siting and appearance. The approved scheme shall be implemented and made available for use prior to first occupation of the buildings and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the appearance of the development in the locality, in accordance with Policy GD7 of the Fylde Local Plan to 2032.

7. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times 07.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays not at any time on Sundays, Bank or Public Holidays

Reason: To safeguard the amenities of the occupiers of the adjacent dwelling.

8. No external storage (including goods, vehicles, scrap or waste) shall take place outside the buildings.

Reason: To safeguard the visual amenities of the area.

9. 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, means of enclosures, car parking [as applicable] hard surfacing materials, minor artefacts and street furniture, play equipment, refuse receptacles, lighting and services as applicable soft landscape works shall include plans and written specifications noting species, plant size, number and densities 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.

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

10. The whole of the landscape works, as approved shall be implemented and subsequently maintained for a period of 10 years prior to the commencement of development 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 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.

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

11. 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.

12. 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

13. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority with the scheme including a phasing for the construction of these works and details of their on-going maintenance.. The off-site works shall consist of the provision of three passing places along West Moss Lane, the re-surfacing of the highway along Moss Hall Lane, and the provision of a 2m wide footpath along the full extent of site's eastern boundary. None of the units hereby approved shall be first occupied until the approved scheme has been constructed in its entirety in accordance with the approved details.

Reason: In order to improve the local highway network to a standard that can safely accommodate the vehicles that are to utilise it associated with the construction and then operation of the proposed development in accordance with Policy GD7 of the Fylde Local Plan to 2032.

14. There shall at no time be any retail sales from the site.

Reason: In order to protect the vitality and viability of existing Town Centres.

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

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials used in the construction of the development;

- c) Storage of such plant and materials;
- d) Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) 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)
- f) Routes to be used by vehicles carrying plant and materials to and from the site;
- g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- h) Hours of on-site demolition and construction

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.

16. A tree protection scheme for all retained trees and hedges on the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. No work of any kind shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the local planning authority. Such fencing shall be retained throughout the development where work of any kind is undertaken in proximity to trees and hedging.

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

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

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

18. If demolition of the existing buildings on site takes place over 12 months after the date of this permission then a further precautionary survey of the buildings shall be carried out prior to the commencement of demolition works. The survey report shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition work's, and the works shall be carried out in accordance with the methodology for any mitigation identified in the further survey.

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

19. Prior to the commencement of development, details of provision for nesting barn owls, barn swallows and house sparrows and roosting opportunities for bats shall be submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be implemented in full before the use hereby permitted commences.

Reason: In order not to disturb or deter the occupation by bats or the nesting or roosting of Barn Owls, as both species are protected by the Wildlife and Countryside Act 1981.

20. The mitigation measures outlined in the Shadow HRA by envirotech Rev 20/5/2020 shall be implemented in full throughout construction and during operation of the site.
- Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework
21. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:
- Finished floor levels are set no lower than 4.5 m above Ordnance Datum (AOD).
- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- Reason: To reduce the risk of flooding to the proposed development and future occupants
22. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100-year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event and including a 20% betterment. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion
- Reason: To prevent the increased risk of flooding, both on and off site.
23. 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 resident's 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.

**Informative notes:**

1. 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 hereby 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 should be advised to contact the Community Services for further information by emailing the County Council's Highways Development Control Section on [lhscustomerservice@lancashire.gov.uk](mailto: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.

**Item Number:** 3

<b>Application Reference:</b>	20/0060	<b>Type of Application:</b>	Householder Planning Application
<b>Applicant:</b>	Mr Corbit	<b>Agent :</b>	PLANNING PROBLEMS SOLVED
<b>Location:</b>	HILL HOUSE, HILLOCK LANE, BRYNING WITH WARTON, PRESTON, PR4 1TP		
<b>Proposal:</b>	ERECTION OF DETACHED SINGLE STOREY GARDEN BUILDING TO PROVIDE ADDITIONAL FAMILY LIVING ACCOMMODATION ASSOCIATED WITH OCCUPATION OF HILL HOUSE		

## Decision

Householder Planning Application: - Refused

## Conditions and Reasons

1. The application form, plans, supporting statement and application fee paid reference that the applications is presented as a 'householder application' in accordance with the definition set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. However by reference to the site history of the land (including that for the development of Hill House, Hillock Lane, Warton), its physical separation from the applicant's dwelling, and the lack of any clear association with that dwelling in either its location or current/past use it is the case that the land where the bungalow is proposed to be constructed does not form part of the lawful domestic curtilage to the property. It is also the case that the scale, layout, form, interned operation and arrangement of the bungalow within the site are such that it would not be used for a purpose that is incidental to the enjoyment of the dwelling house at Hill House. Accordingly, the proposal fails to meet either of the requirements set out in the definition of a householder application in that legislation and so cannot be determined as such.
2. Notwithstanding the fact that the application is presented as a householder application it appears as an application for the erection of an independent dwelling and so should be assessed as such. The site is located within the Countryside as designated in the Fylde Local Plan to 2032. The proposal does not fall within any of the categories of development which are appropriate in the Countryside as set out in Policy GD4 of the Fylde Local Plan to 2032. As the Council has an up-to-date Local Plan and is able to demonstrate a five-year supply of deliverable housing sites, the restrictive approach to new residential development in the Countryside Area set out in Policy GD4 is not out-of-date. Accordingly, it is in conflict with the development plan taken as a whole, in particular Policy GD4, and is contrary to paragraphs 2 and 15 of the National Planning Policy Framework, which require decisions to be taken in the context of a genuinely plan-led system.



3. The site is not located within a defined settlement, nor is it in any of the Strategic or Non-Strategic Locations for Development identified in the Fylde Local Plan to 2032. As the proposal does not meet any of the criteria where development is permissible in the Countryside Area under policy GD4 of the Fylde Local Plan to 2032, the introduction of residential development in this location would conflict with the development strategy in policy DLF1 of the Fylde Local Plan to 2032 by diverting development away from the Strategic and Non-Strategic locations which should be the focus for new residential development, including small windfall sites. Accordingly, the site is not a suitable location for housing and the development is in conflict with the requirements of Fylde Local Plan to 2032 policies S1 and DLF1, and paragraphs 2 and 15 of the National Planning Policy Framework, which require decisions to be taken in the context of a genuinely plan-led system.
  
4. The application site is a prominent corner plot with an open aspect that contributes to the overall visual amenity and character of this rural area in close, medium and far range views. The siting of the proposed building on the land, be it as either incidental accommodation associated with Hill House or as a separate dwelling, would greatly diminish this contribution and cause inappropriate harm to the character and appearance of this area through the inevitable urbanising impact that residential development will bring with this not adequately mitigated by the scale of the proposed dwelling or the nature and extent of proposed landscaping. The development will create a level of harm that is contrary to the aims of Policy ENV1 regarding the landscape quality of the borough and the associated criteria a, 'd', 'h' and 'i' of Policy GD7 of the Fylde Local Plan to 2032.

**Informative notes:**

1. Where appropriate the council will seek to engage with applicants to resolve concerns over development proposals either before the application is submitted as promoted by para 39 of NPPF, or during the consideration of the application as promoted by para 38 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

**Item Number:** 4

<b>Application Reference:</b>	20/0183	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Great Places Housing Association	<b>Agent:</b>	Smith & Love Planning Consultants
<b>Location:</b>	LAND SOUTH OF BOWDEN LANE, LYTHAM ST ANNES, FY8 3FN		
<b>Proposal:</b>	RESIDENTIAL DEVELOPMENT OF 28 AFFORDABLE DWELLINGS COMPRISING 22 HOUSES AND 6 APARTMENTS WITH ASSOCIATED INFRASTRUCTURE		

**Decision**

Full Planning Permission: - Granted

**Conditions and Reasons**

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

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

2. This permission relates to the following plans:

Drawing no. L01 – Location plan.

Drawing no. 01 Rev M – Site plan.

Drawing no. 03 Rev A – Boundary details.

Drawing no. 04 – House types A & B.

Drawing no. 05 Rev A – House types C & D.

Drawing no. 06 – House type E.

Drawing no. 07 Rev A – Apartments.

Drawing no. 101 Rev C – Landscape layout.

Drawing no. 201 Rev B – Planting plan.

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. All (100%) of the dwellings hereby approved shall be provided as affordable housing which complies with one or more of the definitions set out in Annex 2 of the National Planning Policy Framework published February 2019 and shall be made available for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers), in full accordance with the details contained in the document titled "Affordable Housing Statement (Revision 2)" and dated 15 June 2020 prepared on behalf of Great Places Housing Association.

Reason: The application is submitted by a Registered Provider and is made on the basis that the development will deliver a scheme comprising 100% affordable housing. The application has been assessed and concessions in respect of other infrastructure contributions have been made on that basis. The condition is, therefore, required to ensure that the development is delivered in accordance with the provisions set out in the submission and to justify the non-delivery of other infrastructure contributions on viability grounds in accordance with the provisions of Fylde Local Plan to 2032 policies H4 and INF1, and the National Planning Policy Framework.

4. 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 details.

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.

5. 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) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- h) measures to control the emission of dust and dirt during construction;
- 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: 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.

6. No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (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:
  - a) a survey of the extent, scale and nature of contamination;
  - b) 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.
  - c) where necessary, 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 dwellings hereby approved are first occupied.

Reason: In order that appropriate investigations are undertaken to determine whether the site (or part of it) is contaminated before any development takes place, to avoid any disturbance of contaminated land while carrying out the development, to ensure the safe development of the site and to secure appropriate remediation of any contamination before development takes place in order to prevent pollution of the surrounding environment in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

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

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before ground works to establish site levels are completed in the interests of ensuring a good 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.

8. No above ground works shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hierarchy of drainage options contained in the Planning Practice Guidance and, where relevant, shall demonstrate compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall include:
- a) Separate systems for the disposal of foul and surface water.
  - b) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
  - c) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year, plus allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
  - d) 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).
  - e) Flood water exceedance routes, both on and off site.
  - f) Details of water quality controls, where applicable.
  - g) A timetable for implementation, including phasing as applicable.
  - h) Details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker

The duly approved scheme shall be implemented before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

9. The dwellings labelled "house type B" and "1 bed apartments" which are identified as being "Part M – Cat 2" compliant on drawing no. 01 Rev M (6 dwellings in total) shall be constructed to comply with optional requirement M4(3)(2)(a) contained in Part M, Schedule 1 of the Building Regulations 2010 (as amended).

Reason: To ensure that the development delivers a suitable proportion of dwellings that are designed to provide specialist accommodation for the elderly in order to satisfy the requirements of Fylde Local Plan to 2032 policy H2 and to provide an appropriate mechanism to secure compliance with optional requirement M4(3)(2)(a) under Part M, Schedule 1 of the Building Regulations 2010 (as amended).

10. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1st March and 31st August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the

presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme 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 scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

11. None of the dwellings hereby approved shall be occupied until a scheme for the installation of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed 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 as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

12. 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. 01 Rev M, 101 Rev C and 03 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 relationship with the street scene in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

13. 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 C and 201 Rev B shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plans. 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 appropriate landscaping of the site in order that the development assimilates sympathetically into the surrounding area, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

14. No above ground works 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 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.

Framework.

15. 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 to be constructed pursuant to condition 14 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.

16. The vehicle parking and manoeuvring areas for each dwelling shown on drawing nos. 01 Rev M and 101 Rev C shall be laid out and made available for use in accordance with the details shown on the approved plans before each associated dwelling is first occupied, and shall be retained as such thereafter.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of road safety and amenity, 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.

17. None of the apartments hereby approved shall be occupied until a scheme for the provision of bicycle parking on the site to serve those apartments has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a) the number of bicycle parking spaces to be provided;
- b) the siting, size, design and materials to be used in the construction of any bicycle store(s); and
- c) a timetable for the provision of the bicycle parking spaces and store(s).

The bicycle parking spaces, and store(s) shall thereafter be constructed and made available for use in accordance with the duly approved scheme and the timetable contained therein, and shall be retained as such thereafter.

Reason: To promote modal shift and to encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

18. The bin stores for each of the apartments on plots 21-26 shall be constructed and made available for use in accordance with the details (including their size, siting and design) indicated on drawing nos. 01 Rev M and 101 Rev C before each associated apartment is first occupied, and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and recycling receptacles in the interests of the amenity of future occupiers and to achieve an appropriate appearance for these storage facilities in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

19. Before the dwelling on each associated plot referred to in a) to c) is first occupied, the following windows in those dwellings 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:

- a) The first floor en-suite bathroom window in the south facing (side) elevation of plot 4 (house type C).
- b) The first floor en-suite bathroom window in the east facing (side) elevation of plot 5 (house type E).
- c) The first-floor bathroom window in the north facing (side) elevation of plot 28 (house type B).

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 other neighbouring properties in order to ensure a high standard of amenity for 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. **Highways:**

For the purposes of condition 14 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 15 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.

**Item Number:** 5

<b>Application Reference:</b>	20/0284	<b>Type of Application:</b>	Full Planning Permission
<b>Applicant:</b>	Mr J Rutter	<b>Agent :</b>	
<b>Location:</b>	FBC SNOWDON ROAD DEPOT SITE, SNOWDON ROAD, LYTHAM ST ANNES, FY8 3DP		
<b>Proposal:</b>	SINGLE STOREY SIDE EXTENSION TO PARKS BUILDING TO PROVIDE ADDED OFFICE SPACE AND WELFARE FACILITIES INCLUDING PROVISION OF ADDITIONAL VEHICLE AND CYCLE PARKING		

#### 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. TS18019-01 Rev A
- Proposed Block Plan - Drawing no. TS18019/02
- Proposed Site Plan - Drawing no. TS18019/04 Rev A
- Proposed Elevations & Floor Plan - Drawing no. TS18019-007

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 12 No. additional car parking spaces indicated on the approved proposed site layout (drawing no. TS18019/04) shall be marked out in accordance with the details shown on the approved plan and made available for parking prior to the first use of the extension hereby approved, and shall be retained available for that purpose at all times thereafter.

Reason: In order to ensure the provision of 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 Fylde Local Plan to 2032 policies GD7 and T5, 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.