



MINUTES

Planning Committee

Date:	Wednesday, 10 October 2018
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice - Chairman) Councillors Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Sandra Pitman, Heather Speak, Ray Thomas
Other Members Present:	Councillor Paul Hayhurst
Officers Present:	Mark Evans, Andrew Stell, Matthew Taylor, Clare Lord, Lyndsey Lacey - Simone
Other Representatives:	Neil Stevens - Highways Development Control Manager - Lancashire County Council
Members of the Public:	Approx. 12 members of the public were in attendance during the course of the day

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.

No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 12 September 2018 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

Prior to the commencement of this item, the Chairman introduced and welcomed Mr Neil Stevens, Lancashire Highways Development Control Manager at Lancashire County Council to the Committee.

4. Planning Matters

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

During the course of the meeting, Mr Neil Stevens, Highways Development Control Manager at Lancashire County Council was invited by the Chairman to comment on the highways aspects of various applications detailed on the agenda.

Further to the request of five members, a Recorded Vote was taken on the proposal (moved by Councillor Richard Redcliffe and seconded by Councillor Sandra Pitman) to approve planning application 18/0544 relating to land forming Kensington Developments site, Queensway, Lytham St Annes. The voting was as follows:

For approval of the application: (6) Councillors Trevor Fiddler, Richard Redcliffe, Michael Cornah, Kiran Mulholland, Sandra Pitman, Ray Thomas.

Against approval of the application: (3) Councillors Jan Barker, Linda Nulty, Liz Oades.

Abstentions: (2) Councillors Neil Harvey, Heather Speak.

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

(Councillor Liz Oades was not in attendance at the meeting during the discussion and voting on planning application nos: 17/0745; 17/1050; 18/0318; 18/0467; 18/0567; 18/0684)

(Councillor Kiran Mulholland was not in attendance at the meeting during the discussion and voting on planning application nos: 17/0745; 18/0318; 18/0467; 18/0567; 18/0684)

(Councillor Linda Nulty was not in attendance at the meeting during the discussion and voting on planning application nos: 17/0745; 18/0467; 18/0684)

(Councillor Kiran Mulholland requested that his name be recorded as having voted against the approval of planning application no: 17/1050 relating to Clifton House Farm, Lytham Road, Bryning- with-Warton)

(Councillor Neil Harvey requested that his name be recorded as having voted against approval of planning application 18/0546 relating to land forming Kensington Developments site Queensway, Lytham St Annes)

Information Items

5. List of Appeals Decided

The Information Report circulated provided details of appeal decisions that had been received between 24 August and 28 September 2018.

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Planning Committee Minutes

10 October 2018

Item Number: 1

Application Reference:	17/0745	Type of Application:	Variation of Condition
Applicant:	Mr Howells	Agent :	Condy & Lofthouse Architects Ltd
Location:	LAND SOUTH OF BRIDGESIDE LYTHAM ST ANNES, FY8 2SW		
Proposal:	VARIATION OF CONDITION 2 (APPROVED DRAWINGS) TO ALLOW FOR PLOT SUBSTITUTION & REMOVAL OF CONDITION 8 (PEDESTRIAN GATE ACCESS TO PLOTS 19-22) OF PLANNING APPROVAL 13/0231.		

Decision

Variation of Condition: - Authority to grant planning permission be delegated to the Head of Planning and Housing subject to the S106 agreement associated with planning permission 13/0231 being first formally modified under S106A to attach to this application to ensure continued provision of its planning obligations in this development. The planning permission to be subject to the following planning conditions, or alternatives / additions that the Head of Planning and Housing considers necessary.

Conditions and Reasons

1. That the development hereby approved shall relate to the following drawings:
 1. Location Plan – CLA Drawing 13-002-01
 2. Site Survey – Chris Partington Land Surveys drawing 160113CP-01
 - Proposed Site Plan - CLA drawing 13-002-10 Rev M
 - Proposed Plans and Elevations Block A - CLA drawing 13-002-11 Rev C
 - Proposed Plans and Elevations Block B - CLA drawing 13-002-12 Rev C
 - Proposed Plans and Elevations Block C - CLA drawing 13-002-13 Rev C
 - Proposed Plans and Elevations Block D - CLA drawing 13-002-14 Rev C
 - Proposed Plans and Elevations Block E - CLA drawing 13-002-15 Rev C
 - Proposed Plans and Elevations Block F - CLA drawing 13-002-16 Rev C
 - Proposed Plans and Elevations Block G - CLA drawing 13-002-17 Rev C
 - Proposed Plans and Elevations Block H - CLA drawing 13-002-18 Rev C
 - Proposed Streetscapes - CLA drawing 13-002-19 Rev D
 - Levels and setting out plan 1 of 2 by Thomas Consulting ref TC/P6495/17/150
 - Levels and setting out plan 2 of 2 by Thomas Consulting ref TC/P6495/17/151
 - Drainage Layout 1 of 2 by Thomas Consulting ref TC/P6495/17/100A
 - Drainage Layout 2 of 2 by Thomas Consulting ref TC/P6495/17/101A
 - Design and Access Statement – CLA ref 13-003 D&A Issue 01
 - Affordable Housing Statement
 - Noise Assessment – ADC ref ARR/PPN/2141.01
 - Ecological Impact Assessment – Knowsley Ecology ref 13/00056/AECON
 - Bat Survey Report – Knowsley Ecology ref 13/00056/AECON
 - GeoEnvironmental Report Phase I and II – CC Geotechnical Ltd

For the avoidance of doubt and as agreed with the applicant.

2. Development shall be carried out in accordance with the following approved details.
- Buff brick for plots 3, 5, 8, 11, 13, 15, 18 & 22 - Weinerberger - Tawny Buff
 - Red brick for plots 1, 2, 4, 6, 7, 9, 10, 12, 14, 16, 17, 19, 20 & 21 - Brookmill Blend
 - Roof tile throughout - Quinn Rathmore or Russell Galloway
 - Windows – Grey upvc
 - Rainwater goods – black and grey upvc
 - Doors – Masterdor in GRP
 - Ground Surfaces - As shown on CLA Plan 13-002-102 as approved by FBC letter of 31/12/2014 under ref 13/0231

Reason: To secure a satisfactory standard of finished appearance to the development as required by criteria 2 of Policy HL2 of the Fylde Borough Local Plan.

3. The boundaries on site shall be constructed prior to the first occupation of the respective dwellings which they surround and then retained in that form thereafter in accordance with the details shown on CLA plan 13-002-103 as submitted with application 13/0231, and with the Scotscape Living Wall detail as provided under application 16/1009 and approved by FBC letter of 8/2/2017.

Reason: To provide an appropriate finished appearance of the development and to maintain an appropriate level of privacy between dwellings as required by Policy HL2 of the Fylde Borough Local Plan.

4. The development shall be implemented in accordance with the approved Construction Plan, with that being the Melrose Construction Ltd Plan submitted under application 17/0791 and approved by FBC letter of 1/10/2018.

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

5. Prior to the first occupation of any dwelling hereby approved the existing pedestrian footway network on The Brambles shall be extended to serve the site and facilitate a continuous pedestrian route from the site to the main highway network. This route shall then be retained available for pedestrian use at all times thereafter.

To secure improved permeability of the site and to facilitate a convenient access to services in the village as required by Policy HL6 of the Fylde Borough Local Plan

6. That the building demolition, site clearance, and all works associated with the construction of the dwellings shall be undertaken in full accordance with the findings of the Phase II GeoEnvironmental Report by CC GeoEnvironmental Ltd reference CCG-C-13/7034.

To minimise the risk to human health and other contaminations during the construction of the properties and thereafter as required by Policy EP29 of the Fylde Borough Local Plan.

7. The approved landscape plan (CLA plan 13-002-102 approved under FBC application 13/0231 by letter dated 31/12/2014) shall be implemented no later than the first available planting season following the completion of the construction of the development, and subsequently shall be maintained for a period of no less than 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 in accordance with Policy EP14 of the Fylde Borough Local Plan, and to provide protection from invasion of the adjacent BHS as required by Policy EP17.

8. Prior to the first occupation of any dwelling on the site, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of internal access roads and footways, areas of landscaping and all associated features such as street lighting, signage, drains and boundary treatments that lie within these areas and are not to be adopted by the local highway authority, and the areas edged blue on the submitted Deed Plan. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

To ensure that the development is implemented and maintained to a satisfactory degree into the future as required by Policy EP14 and HL2 of the Fylde Borough Local Plan.

9. That in the event that bats or any other protected species is unexpectedly encountered before or during site clearance or development work, such work shall immediately cease and the area involved shall be securely fence to avoid the potential for further disturbance of the area until specialist advise has been sought from a suitably qualified ecologist and an appropriate mitigation strategy had been designed, and agreed in writing by the Local Planning Authority. If required, the development shall thereafter be implemented in accordance with the agreed mitigation strategy.

To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan

10. That the methodology and working practices outlined in section 3.0 of the 'Precautionary Method of Working - Reptiles' report dated 22 January 2015 submitted under application reference 16/1009 and approved by FBC letter of 8/2/2017 relating to the avoidance of impacts on reptiles as a consequence of the development of the site shall be implemented in full during the construction of the dwellings hereby approved.

Reason: To ensure that the development does not have any harmful impact on protected and priority species as required by Policy EP18 of the Fylde Borough Local Plan.

Item Number: 2

Application Reference:	17/0851	Type of Application:	Variation of Condition
Applicant:	Warton East Developments	Agent :	Hollins Strategic Land
Location:	LAND TO THE NORTH OF FRECKLETON BYPASS / EAST OF WARTON, BRYNING WITH WARTON		
Proposal:	APPLICATION TO VARY CONDITION 7 OF PLANNING PERMISSION 14/0410 (OUTLINE APPLICATION WITH ACCESS FOR A RESIDENTIAL DEVELOPMENT OF UP TO 350 DWELLINGS) IN ORDER TO REMOVE COMPONENTS (A) AND (B) AND TO INCREASE THE NUMBER OF DWELLINGS THAT CAN BE CONSTRUCTED IN ADVANCE OF THE COMPLETION AND BRINGING INTO USE OF A PACKAGE OF OFF SITE HIGHWAY IMPROVEMENTS AT THE JUNCTION OF CHURCH ROAD, LYTHAM ROAD AND HIGHGATE LANE (COMPONENT (C)) FROM 15% TO 33% OF THE OVERALL DEVELOPMENT		

Decision

Variation of Condition:-

Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

1. The completion of a Deed of Modification under S106A Town and Country Planning Act 1990 to include the following additions/amendments in the planning obligation for planning permission 14/0410 dated 14.07.2016:
 - a) The insertion of definitions and/or other appropriate clauses to attach this application to the provisions of the planning obligation referred to above; and
 - b) Provisions for 12% of the dwellings which must meet the definition of affordable housing in the National Planning Policy Framework to be delivered in connection with a first, discrete phase of development comprising no more than 54 dwellings, and for the balance of the remaining affordable housing units – equating to 30% of the overall total (including the 54 units in the first phase) – to be delivered in connection with the later development phases; and
2. The Local Planning Authority consulting the Secretary of State (via the Ministry of Housing, Communities & Local Government) to allow them to consider whether they wish to call in the application and subsequently receiving notification that the Secretary of State does not wish to call in the application; and
3. The planning permission be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Minute Note 1: Condition 7 below is revised from the 33% stated in the agenda papers to 15% at the express request of Committee.

Minute Note 2: The agenda papers quote that the agreement should require 14 of the 117 dwellings to be provided as affordable dwellings. As a consequence of the change in condition 7

referred to in Minute Note 1 this number has been revised to a percentage to allow the legal agreement to proportionately relate to the reduced scale of development included in condition 7 as revised.

Conditions and Reasons

1. No development shall take place until a plan detailing the phasing of development and the allocation to each phase of a share of a total open space provision of not less than 2ha including a LEAP/LAP has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

2. Details of the access within each phase of the site, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins on the phase in question and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of planning permission 14/0410 (ie by 13 February 2020).

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the date of expiry of the permission is consistent with the extant planning permission.

4. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

5. The access on to Lytham Road to the development hereby permitted shall be carried out in accordance with approved plan number SK21338-12. No dwelling shall be occupied until the details shown on the approved plan have been completed and made available for use. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any equivalent Order following the revocation or re-enactment thereof) the area indicated as an area to be kept free of obstruction to visibility shall thereafter be kept free of any obstruction higher than 0.6m above the level of the carriageway.

Reason: To ensure a suitable and safe means of access to the site and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local

Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. No greater quantity of housing shall be built than that which would give rise to traffic generated by the development no greater than that forecast in the submitted Transport Assessment 140603/SK21338/TA02 June 2014 by SK Transport Planning Ltd.

Reason: To ensure that traffic generated by the development does not overload the capacity of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of the works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060.

Reason: To ensure that appropriate highway infrastructure is delivered at an early stage in order to mitigate the development's impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. No dwelling hereby approved shall be occupied until a MOVA/UTC control has been installed and brought in to use at:

- a) The Church Road/Lytham Road/Highgate Lane junction
- b) The Lytham Road/Mill Lane junction and
- c) The junction of Lytham Road and the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue

Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the MOVA/UTC control at location a) shall include the following measures: (i) installation of MOVA control and setup; (ii) relocation of loop locations in highway where required (in line with MOVA requirements); (iii) a new signal control box; (iv) New signal poles and signal heads; and (v) installation of remote CCTV monitoring of the junction.

Reason: To ensure that appropriate improvements to existing signalised junctions are delivered concurrently with the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. No dwelling shall be occupied until details of travel mode share targets for the development and measures to achieve them (a Travel Plan) have been submitted to and approved in writing by the local planning authority. The development shall be carried out and retained in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

10. No dwelling shall be occupied until it has been provided with a Visitors Pack which shall have been previously submitted to and approved by the local planning authority, highlighting the sensitivity of the Ribble & Alt Estuaries to recreation activity and highlighting alternative recreational opportunities. The Visitors Pack shall thereafter be kept available in the dwelling for the use of future occupants.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to the SPA – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

11. No development shall take place on any phase of the site until details of foul and surface water drainage for that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until it is provided with its drainage as approved.

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

12. No development shall take place on any phase of the site until details of finished floor levels and external ground levels of each plot on that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2 and Fylde Council Local Plan to 2032 policy GD7.

13. No development shall take place on any phase of the site until an intrusive site investigation of the nature and extent of contamination and unexploded ordnance has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any new construction begins on that phase. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate that phase of the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. That phase of the site shall be remediated in accordance with the approved measures before new construction begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the relevant phase of the site shall incorporate the approved additional measures.

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

14. No development shall take place within any phase of the site until a programme of archaeological work for that phase has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP21, Fylde Council Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

15. No development shall take place on the relevant phase until details of the pedestrian and cycle access to Canberra Way at the north-western corner of the site and to Butlers Meadow at the south-western corner of the site (both shown indicatively on the illustrative master plan accompanying the application) have been submitted to and approved in writing by the local planning authority. No dwelling on the relevant phase shall be occupied until the relevant pedestrian and cycle access shall have been completed and made available in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

16. The external fabric of any dwelling hereby approved having a direct line of sight to Lytham Road and the boundary fences around their rear or private amenity areas shall be constructed so as to comply with the sound reduction performance recommended in section 5 of the Noise Impact Assessment by Resource & Environmental Consultants Ltd reference 90342R2.

Reason: To ensure the implementation of appropriate noise attenuation measures for the proposed dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. No dwelling on any particular phase shall be occupied until the public open space allocated to that phase has been laid out and made available for its intended purpose. The public open space shall be retained thereafter in accordance with a maintenance scheme which shall have been submitted to and approved by the local planning authority before development commences on the relevant phase. No dwelling on the last of any phase of the development which includes residential dwellings shall be occupied until the LEAP/LAP and all the public open space on all phases has been laid out and made available for its intended purpose.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of public open space on the site 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 Borough Local Plan (As Altered) October 2005 policy TREC17, Fylde Council Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

18. In this condition “retained tree” means an existing tree or hedgerow which is to be retained in accordance with the recommendations contained in section 5 and drawing 60072-002 of the Arboricultural and Hedgerow Assessment reference 60072P1R4 by Resource and Environmental Consultants Ltd dated 2 June 2014 and paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the first occupation of the last completed dwelling for its permitted use.

- (i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence and to ensure that appropriate compensatory planting is provided to mitigate the loss of any existing vegetation within the site occurring as a result of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, Fylde Council Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

19. None of the ponds and ditches shown on figure 2 of the Ecological Survey and Assessment reference 2013_089 by ERAP Ltd dated September 2013 (Updated June 2014) shall be removed or filled in except in accordance with details submitted and approved in compliance with other conditions of this permission. A buffer zone of 10m around the edge of each pond shall be kept free of development.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat retention in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

20. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey

has first been submitted to and approved in writing by the local planning authority. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the local planning authority. Nest site protection shall thereafter be provided in accordance with the approved methodology.

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

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

- a) The hours of site operation;
- b) The parking of vehicles of site operatives and visitors;
- c) loading and unloading of plant and materials;
- d) Storage of plant and materials used in constructing the development;
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Wheel washing facilities;
- g) Measures to control the emission of dust and dirt during construction;
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development and to prevent any obstruction of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Council Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

1. For the purposes of condition 3 of this permission, the applicant is reminded that planning permission 14/0410 was granted (under appeal reference APP/M2325/W/15/3004502) on 13th February 2017. Therefore, any application(s) for approval of the reserved matters must be submitted no later than 13th February 2020.

2. 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.

Item Number: 3

Application Reference:	17/1050	Type of Application:	Variation of Condition
Applicant:	Hallam Land Management Limited	Agent :	Pegasus Group
Location:	CLIFTON HOUSE FARM, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AU		
Proposal:	APPLICATION TO VARY CONDITION 7 OF PLANNING PERMISSION 15/0562 (OUTLINE APPLICATION WITH ACCESS FOR A RESIDENTIAL DEVELOPMENT OF UP TO 115 DWELLINGS) IN ORDER TO REMOVE COMPONENTS (A) AND (B) AND TO INCREASE THE NUMBER OF DWELLINGS THAT CAN BE CONSTRUCTED IN ADVANCE OF THE COMPLETION AND BRINGING INTO USE OF A PACKAGE OF OFF SITE HIGHWAY IMPROVEMENTS AT THE JUNCTION OF CHURCH ROAD, LYTHAM ROAD AND HIGHGATE LANE (COMPONENT (C)) FROM 15% TO 33% OF THE OVERALL DEVELOPMENT		

Decision

Variation of Condition:-

Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

1. The completion of a Deed of Modification under S06A Town and Country Planning Act 1990 to include the following additions/amendments in the planning obligation for planning permission 15/0562 dated 14.07.2016:
 - a) The insertion of definitions and/or other appropriate clauses to attach this application to the provisions of the planning obligation referred to above; and
2. The Local Planning Authority consulting the Secretary of State (via the Ministry of Housing, Communities & Local Government) to allow them to consider whether they wish to call the application in and subsequently receiving notification that the Secretary of State does not wish to call the application in; and
3. The planning permission be subject to the following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Minute Note 1: Condition 7 below is revised from the 33% stated in the agenda papers to 15% at the express request of Committee.

Conditions and Reasons

1. No development shall take place until a plan detailing the phasing of development and the allocation to each phase of a share of a total open space provision of not less than 0.87ha including a play area has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

2. Details of the access within each phase of the site, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins on the phase in question and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of planning permission 15/0562 (ie by 13 February 2020).

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the date of expiry of the permission is consistent with the extant planning permission.

4. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

5. The access on to Lytham Road to the development hereby permitted shall be carried out in accordance with approved plan number 0988-F01 revision F. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any equivalent Order following the revocation or re-enactment thereof) the area indicated as an area of verge to be kept free of all obstructions above 0.6m shall thereafter be kept free of any obstruction higher than 0.6m above the level of the carriageway. No dwelling shall be occupied until the details shown on the approved plan have been completed and made available for use.

Reason: To ensure a suitable and safe means of access to the site and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. No greater quantity of housing shall be built than that which would give rise to traffic generated by the development no greater than that forecast in the submitted Transport Assessment July 2015 by Croft Transport Solutions.

Reason: To ensure that traffic generated by the development does not overload the capacity of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of the works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060.

Reason: To ensure that appropriate highway infrastructure is delivered at an early stage in order to mitigate the development's impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

8. No dwelling hereby approved shall be occupied until a MOVA/UTC control has been installed and brought in to use at the Church Road/Lytham Road/Highgate Lane junction. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the MOVA/UTC control shall include the following measures: (i) installation of MOVA control and setup; (ii) relocation of loop locations in highway where required (in line with MOVA requirements); (iii) a new signal control box; (iv) New signal poles and signal heads; and (v) installation of remote CCTV monitoring of the junction.

Reason: To ensure that appropriate improvements to existing signalised junctions are delivered concurrently with the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic through Warton in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

9. No dwelling shall be occupied until details of travel mode share targets for the development and measures to achieve them (a Travel Plan) have been submitted to and approved in writing by the local planning authority. The development shall be carried out and retained in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

10. No dwelling shall be occupied until it has been provided with a Visitors Pack which shall have been previously submitted to and approved by the local planning authority, highlighting the sensitivity of the Ribble & Alt Estuaries to recreation activity and highlighting alternative recreational opportunities. The Visitors Pack shall thereafter be kept available in the dwelling for the use of future occupants.

Reason: To ensure that future residents and visitors to the development are made aware of the importance of and their potential to affect the integrity of nearby designated nature conservation sites – particularly the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to the SPA – and to ensure appropriate measures are introduced are taken to mitigate the development's potential effects on designated nature conservation sites in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

11. No development shall take place on any phase of the site until details of foul and surface water drainage for that phase and of its management have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter in accordance with the approved management details. No dwelling shall be occupied until it is provided with its drainage as

approved.

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

12. No development shall take place on any phase of the site until details of finished floor levels and external ground levels of each plot on that phase have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2 and Fylde Council Local Plan to 2032 policy GD7.

13. No development shall take place on any phase of the site until an intrusive site investigation of the nature and extent of contamination and unexploded ordnance has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any new construction begins on that phase. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate that phase of the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. That phase of the site shall be remediated in accordance with the approved measures before new construction begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the relevant phase of the site shall incorporate the approved additional measures.

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

14. No development shall take place on any phase of the site until a programme of archaeological work for that phase has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that a suitable programme of archaeological investigation is implemented prior to the commencement of any construction works in order to record and advance the understanding of the archaeological and historical significance of the site for archival and research purposes in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP21, Fylde Council Local Plan to 2032 policy ENV5 and the National Planning Policy Framework.

15. No development shall take place on the relevant phase until details of the pedestrian and cycle accesses to the southern and eastern boundaries of the site (shown indicatively on the illustrative master plan drawing number 013-006-P009 REV C accompanying the application) have been submitted to and approved in writing by the local planning authority. No dwelling on the relevant phase shall be occupied until the relevant pedestrian and cycle access shall have

been completed and made available in accordance with the approved details.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

- 1.6 The external fabric of the dwellings hereby approved and the boundary fences around their rear or private amenity areas shall be constructed so as to comply with the sound reduction performance recommended in section 5 of the Noise Assessment version number 2 by SLR global environmental solutions reference 410.02826.00007.

Reason: To ensure the implementation of appropriate noise attenuation measures for the proposed dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. No dwelling on any particular phase shall be occupied until the public open space allocated to that phase has been laid out and made available for its intended purpose. The public open space shall be retained thereafter in accordance with a maintenance scheme which shall have been submitted to and approved by the local planning authority before development commences on the relevant phase. No dwelling on the last of any phase of the development which includes residential dwellings shall be occupied until the play area and all the public open space on all phases has been laid out and made available for its intended purpose.

Reason: To ensure that the development makes a proportionate contribution towards the provision and future maintenance of public open space on the site 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 Borough Local Plan (As Altered) October 2005 policy TREC17, Fylde Council Local Plan to 2032 policy ENV4 and the National Planning Policy Framework.

18. No development shall take place until details of existing trees or hedgerows which are to be retained on site and the manner of their protection have been submitted to and approved by the local planning authority and paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the first occupation of the last completed dwelling for its permitted use.

- i. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- ii. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- iii. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence and to

ensure that appropriate compensatory planting is provided to mitigate the loss of any existing vegetation within the site occurring as a result of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, Fylde Council Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

19. No development shall take place within 6m of the ditch immediately to the east of the application site.

Reason: To ensure that measures are put in place to protect the ditch in order to preserve existing habitats and drainage infrastructure adjacent to the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP19, EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1, CL2 and ENV2, and the National Planning Policy Framework.

20. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to July inclusive) unless an ecological survey has first been submitted to and approved in writing by the local planning authority. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the local planning authority. Nest site protection shall thereafter be provided in accordance with the approved methodology.

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

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

- a. The hours of site operation;
- b. The parking of vehicles of site operatives and visitors;
- c. Loading and unloading of plant and materials;
- d. Storage of plant and materials used in constructing the development;
- e. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f. Wheel washing facilities;
- g. Measures to control the emission of dust and dirt during construction;
- h. A scheme for recycling/disposing of waste resulting from demolition and construction work.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development and to prevent any obstruction of the surrounding highway network in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Council Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Council Local Plan to 2032 and the National Planning Policy Framework.

Informative notes:

1. For the purposes of condition 3 of this permission, the applicant is reminded that planning permission 15/0562 was granted (under appeal reference APP/M2325/W/15/3141398) on 13 February 2017. Therefore, any application(s) for approval of the reserved matters must be submitted no later than 13 February 2020.
2. 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.

Item Number: 4

Application Reference:	18/0318	Type of Application:	Reserved Matters
Applicant:	Story Homes	Agent :	
Location:	LAND NORTH OF AND ADJACENT NORCROFT FARM, MILL LANE, ELSWICK		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 16/0180 FOR THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF A RESIDENTIAL DEVELOPMENT COMPRISING 50 DWELLINGS WITH ASSOCIATED OPEN SPACE AND INFRASTRUCTURE		

Decision

Reserved Matters: - Granted

Conditions and Reasons

1. This permission relates to the following plans:
 - Drawing no. 15-063 LP01 – Location plan.
 - Drawing no. 40025.03.01 Rev J – General arrangements layout.
 - Drawing no. 40025.03.02 Rev E – Elevations treatments.
 - Drawing no. 40025.03.03 Rev E (updated version received 24.09.18) – Boundary treatments.
 - Drawing no. 40025.03.04 Rev C – Hard surfaces layout.
 - Drawing no. 40025.03.07 Rev A – POS plan.
 - Drawing no. 5656.01 Rev F – Landscape structure plan.
 - House type plans – The Camberley – Drawing nos. CBY-PLP1 Rev C; CBY-PLE 1/1 Rev D & CBY-PLE 1/2 Rev D.
 - House type plans – The Chartwell – Drawing nos. CHA-PLP1 Rev B; CHA-PLE 1-1 Rev B & CHA-PLE 1-2 Rev B.
 - House type plans – The Hastings v3 – Drawing nos. HAS-PLP1-NW; HAS-PLE 1/2 NW Rev A & HAS-PLE 1/3 NW Rev A.

- House type plans – The Hawthorn – Drawing nos. HAW-PLP2-NW Rev A; HAW-PLP5-NW Rev A; HAW-PLE 2/2-NW Rev A; HAW-PLE 2/3-NW Rev A; HAW-PLE 5/2-NW Rev A & HAW-PLE 5/3-NW Rev A.
- House type plans – The Kettering – Drawing nos. KET-PLP1 Rev C; KET-PLE 1/1 Rev C & WNT-PLE 1/2 Rev C.
- House type plans – The Rowan – Drawing nos. ROW-PLP1; ROW-PLE 1/2 Rev B & ROW-PLE 1/3 Rev B.
- House type plans – The Washington – Drawing nos. WSH-PLP1 Rev A; WSH-PLE 1/1 & WSH-PLE 1/2.
- House type plans – The Worcester – Drawing nos. MID-PLP1 Rev C; MID-PLE 1/2 Rev B & MID-PLE 1/1 Rev C.
- Boundary detail plans – Drawing nos. BD-06; BD-15; BD-25; BD-29 & BD-64.

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 a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan (As Altered) October 2005, Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

2. Notwithstanding any description of materials in the application and the requirements of condition 1 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 dwellings 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 Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. 5656.01 Rev F 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 plan. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP14, Fylde Council Local Plan to 2032 (Submission Version) policy ENV1 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. 40025.03.03 Rev E, BD-06, BD-15, BD-25, BD-29 and BD-64 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 Borough Local Plan policy HL2, and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of conditions 1, 3 and 4 of this permission, no development associated with the construction of the dwellings on plots 1-19 (as identified on drawing no. 40025.03.01 Rev J) shall take place until a scheme for the retention, replacement and/or introduction of supplementary planting along the western boundary of the site (adjacent to existing dwellings on Linden Fold, Ash Close and Bonds Lane) has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of:

- (i) All trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- (ii) Compensatory planting to replace any trees or hedgerows to be removed as part of the development;
- (iii) The introduction of additional trees, hedgerows and shrubs alongside the western boundary to supplement that which does not fall within (i) or (ii); and
- (iv) The type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out before the dwelling on each associated plot is first occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure an appropriate treatment of the mutual boundary between the development and existing dwellings to the west in order to provide enhanced screening for occupiers of existing and proposed dwellings in the interests of ensuring a good standard of amenity for existing and future occupiers and appropriate landscaping of the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP14, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and ENV1, and the National Planning Policy Framework.

6. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, surface water from the development shall be drained in accordance with the surface water drainage scheme detailed in the following plans and documents:

- Drawing no. 40-01 Rev P3 – Drainage Layout.
- Drawing no. 40-02-01 Rev P2 – Road & Sewer Longitudinal Sections Sheet 1 of 2.
- Drawing no. 40-02-02 Rev P2 – Road & Sewer Longitudinal Sections Sheet 2 of 2.
- Drawing no. 40-03 Rev P2 – PDS Manhole Schedule.
- Drawing no. 40-06 Rev P2 – Pond Detail.
- Drawing no. 40-07 Rev P1 – Impermeable Areas Plan.
- Drawing no. 40-08 Rev P2 – Flood Routing Plan.
- Drawing no. 40-09 Rev P2 – S13 Hydrobrake Detail.
- Micro Drainage calculations dated 31.08.18 titled 'File SW1.MDX'.
- Permeability Assessment by 'e3p' dated 14.10.2015 (report reference 10-743-L1).

The surface water drainage scheme shall be implemented in accordance with the approved details prior to first occupation of any of the dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be managed and maintained in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority pursuant to condition 8 of planning permission 16/0180.

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

7. None of the dwellings hereby approved shall be occupied until a scheme for the provision and future maintenance of the areas of Public Open Space identified on drawing no. 40025.03.07 Rev A has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) Details of future maintenance arrangements for the areas of informal open space to be laid out in accordance with the landscaping scheme detailed on drawing no. 5656.01 Rev F.
- (ii) Details of the siting, size, layout, design and materials of the Local Area for Play (including associated play equipment), 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).
- (iii) A timetable for the provision and programme for the ongoing maintenance of the areas of Public Open Space.

The areas of Public Open Space shall thereafter be provided, retained and subsequently 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 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 Borough Local Plan (As Altered) October 2005 policy TREC17, Fylde Council Local Plan to 2032 (Submission Version) policy ENV4 and the National Planning Policy Framework.

8. No development associated with the construction of the pumping station shown on drawing no. 40025.03.01 Rev J shall take place until details of its size, height, materials and design of the apparatus and any associated means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The pumping station shall thereafter be constructed in full accordance with the duly approved details.

Reason: For the avoidance of doubt and as no such details have been submitted as part of the application, to ensure an appropriate appearance for ancillary structures to be erected as part of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

9. None of the dwellings hereby approved shall be occupied until a scheme for the installation of fencing to the perimeter of the on-site ponds to be retained and introduced as part of the development (the locations of which are shown on drawing no. 40025.03.01 Rev J) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height (which shall be no less than 1 metre), positioning, design, materials and finish (including colour treatment) of the fencing. The fencing shall be installed in accordance with the details in the duly approved scheme before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: In the interests of public safety for future occupiers/users of the development in order to minimise the risk of accidents occurring and to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan (As

Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

10. No above ground works shall take place until a scheme for the design, construction, drainage and phasing 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 provided 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 Borough Local Plan (As Altered) October 2005 policies HL2 and TR1, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

11. No above ground works shall take place until a scheme setting out arrangements for the future management and maintenance of the estate roads and associated footways to be constructed pursuant to condition 10 of this permission has been submitted to and approved in writing by the Local Planning Authority. The estate roads and 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 Borough Local Plan (As Altered) October 2005 policies HL2 and TR1, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

12. Before each dwelling hereby approved is first occupied, a scheme for the design and construction (including surface treatment) of its associated parking areas shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the duly approved scheme before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking of vehicles.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway, to ensure appropriate surface treatment of parking areas in the interests of visual amenity and to ensure that satisfactory provisions are made for the disposal of surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, EP25 and EP30, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and CL2, and the National Planning Policy Framework.

13. None of the dwellings hereby approved shall be occupied until a scheme for the provision of the 3.5 metre wide shared footpath/cycle link (the location of which is shown on drawing no. 40025.03.01 Rev J) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) A specification for its design, construction (including surface treatment) and illumination.
- (ii) Details of the layout and design of its junction onto Bonds Lane, including any associated change in levels, gradients and road markings.
- (iii) Details of any trees or other vegetation to be removed in order to allow its construction.
- (iv) Details of the siting, layout, height, design, materials and finish of a vehicle barrier to prevent its use by vehicular traffic.
- (v) A timetable for its completion.

The shared footpath/cycle link shall be provided and made available for use in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To encourage access to and from the site via sustainable modes of transport by ensuring that the shared footpath/cycle link provides a safe and attractive route for pedestrians and cyclists and in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy TR1, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

Informative notes:

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

For the purposes of condition 10, 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 11 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.

3. The applicant is advised that, in resolving to grant planning permission, members of the Planning Committee expressed their expectation that the additional landscaping to be introduced along the western site boundary pursuant to condition 5 of this permission should include a proportionate element of tree planting in addition to any hedge and shrub planting in order to provide a mature screen of vegetation between the existing and proposed dwellings in the interests of the privacy and amenity of existing and future occupiers. This requirement should be reflected as part of any application for approval of details reserved by condition that relates to condition 5.

Item Number: 5

Application Reference:	18/0467	Type of Application:	Full Planning Permission
Applicant:	BAE Systems	Agent :	Cassidy + Ashton
Location:	BAE SYSTEMS WARTON AERODROME, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AX		
Proposal:	ERECTION OF TWO STOREY MODULAR OFFICE (CLASS B1) BUILDING NEAR 439 BUILDING		

Decision

Full Planning Permission: - Granted

Conditions and Reasons

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

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

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

Approved plans:

- Site Location Plan - L01 Rev P1
- Proposed Site Plan (Option B) - P01 Rev P1
- Proposed Elevations - SK06 Rev P1
- Proposed Plans - P02 Rev P1
- Schematic Drainage Layout - L(52)01 Rev P1

Supporting Reports:

- Design Statement - (Prepared by Cassidy + Ashton)
- Transport Statement - Ref: 1447/2 (Prepared by ashleyhelme)

Reason: To provide clarity to the permission.

3. Notwithstanding any denotation on the approved plans the colour and design of the external materials/cladding to be used on the elevations of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any building operations. Thereafter only those approved materials shall be used in the development.

Reason: To ensure that the design and external appearance of the building represents a high quality design appropriate for this employment site in accordance with Policy EP11 of the Fylde Borough Local Plan and Policy GD7 of the Fylde Local Plan to 2032.

4. The foul and surface water drainage scheme as shown of plan ref: L(52)01 Rev P1 (Prepared by Cassidy + Ashton) shall be implemented and completed prior to the first use of the building hereby approved.

Reason: To ensure adequate drainage of the site.

5. Prior to the commencement of any development a plan to identify the building(s) to be decommissioned shall be submitted to and approved in writing by the Local Planning Authority. This building(s) shall be decommissioned within 2 months of the office building hereby approved being first brought into use.

Reason: To ensure there is no net increase in office space provided on site that could impact on highway network and junction capacity on the A584 and other surrounding roads.

6. 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 B1a (office) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose.

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 and/or harm the amenities of surrounding occupiers in accordance with the requirements of Fylde Borough Local Plan policy EMP2 and the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 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.

Item Number: 6

Application Reference:	18/0544	Type of Application:	Variation of Condition
Applicant:	Kensington Developments Ltd	Agent :	
Location:	LAND FORMING KENSINGTON DEVELOPMENTS SITE, QUEENSWAY, LYTHAM ST ANNES		
Proposal:	APPLICATION TO VARY CONDITIONS 18 AND 19 OF PLANNING PERMISSION 17/0861 TO: (1) ALLOW UP TO 165 DWELLINGS TO BE OCCUPIED PRIOR TO THE COMPLETION OF A PROGRAMME OF HIGHWAY WORKS (CONDITION 18); AND (2) DELAY THE BLOCKING UP OF THE TEMPORARY VEHICLE ACCESS TO QUEENSWAY UNTIL PRIOR TO THE CONSTRUCTION OF THE 166TH DWELLING (CONDITION 19)		

Decision

Variation of Condition: Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

1. The Council's approval of an application made under S106A of the Town and Country Planning Act which provides for a modification to the definition of "Planning Permission" in the Unilateral Undertaking dated 09.01.12 to include reference to planning application 18/0544 and, in doing so, ties this permission to the obligations within that Unilateral Undertaking (as varied by any other necessary modifications).
2. The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between the months of March to August inclusive unless the absence of nesting birds has been confirmed by further surveys or inspections. Such surveys shall be carried out by a suitably qualified and experienced ecologist. If nesting birds (or dependant young) are found to be present, works shall be delayed until such time as nesting is complete and young have fledged.

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

2. Measures for the creation of habitats in the areas specified in drawing number D1879.01.001L (Habitat enhancement scheme) shall be implemented in full accordance with the details approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016).

Reason: To ensure that appropriate measures are put in place to mitigate the development's effects on the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to it in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the

Conservation of Habitats and Species Regulations 2017.

3. The construction environment management plan approved under application reference 13/0275 (details of which are identified in the decision notice dated 15.10.2015) shall be implemented in full accordance with the details and timetable contained therein.

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

4. Prior to any works affecting ditches or watercourses, or within 5m of the top of any associated watercourse bank, the developer shall submit the results of a survey for water voles to the local planning authority for approval in writing. The survey shall have been carried out in accordance with established survey guidelines and shall have been carried out within the preceding 24 months. If water voles are found to be present, a method statement detailing measures that will be implemented for the protection of water voles and their habitat shall also be submitted for approval in writing. Approved details shall be implemented in full.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council 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).

5. Prior to the commencement of development or site clearance works for each phase of development hereby approved a further water vole survey shall be carried out in accordance with the methodology approved under application reference 13/0275 (details of which are identified in the decision notice dated 15.10.2015). If water voles are found to be present on the site, details of appropriate measures for mitigation and compensation, including appropriate timetables for implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable.

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

6. Prior to the commencement of development phases numbered B and C, E and F, and G and H on drawing number D1879.01.008C (Phasing of mitigation and habitat enhancement in relation to development) landscaping schemes of the residential development area shall be submitted to the local planning authority for approval in writing. The approved schemes shall be implemented in full. Schemes shall include details of seed and plant specifications, seeding rates, planting densities, establishment methods, aftercare, design of culverts to facilitate wildlife connectivity, swales and embankments. Landscaping schemes of the T5 roadside, school and playing fields shall be implemented in full accordance with the details approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016) unless alternative details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to

enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, EP14 and EP18, Fylde Council Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

7. Measures for soil conservation, including stripping, storage, movement and replacement, shall be carried out in full accordance with the details approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016).

Reason: To ensure compliance with section 8.4.4 of the report 'Land at Queensway, St Annes Environmental Statement'.

8. The development hereby permitted shall be drained on a separate system, with only foul drainage connected into the existing public sewer.

Reason: To ensure that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

9. No development associated with the construction of buildings on the site shall take place until a surface water drainage strategy for the development has been submitted to and approved in writing by the local planning authority. The strategy shall include: measures to attenuate surface water discharges to existing 'greenfield' rates by means of a Sustainable Urban Drainage System (SUDS); a timetable for implementation of the SUDS and any other proposed drainage measures; and details of how these are to be maintained. The strategy shall be implemented and commissioned in accordance with the approved details (including the timetable) and shall thereafter be retained in the approved form.

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

10. Prior to the commencement of development, details of the piling of the proposed pipe work and measures to be incorporated to prevent the drying out of the underlying peat shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that appropriate safeguards are put in place in order to minimise the risk of ground instability issues affecting land and buildings within and surrounding the site in accordance with the requirements of the National Planning Policy Framework.

11. No development falling within flood zones 2 and 3 (as identified on the Flood Map for Planning) shall take place until a scheme for the provision and implementation of compensatory flood storage works and associated flood flow culverts through the proposed highway embankments in accordance with the Flood Risk Assessment by Cole Easdon Consultants (November 2011, ref: 3330) has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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 provision and implementation of compensatory flood storage works in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

12. No development hereby permitted shall commence until a scheme for the implementation of all site access measures and off-site highway works/improvements have been submitted to and approved in writing by the local planning authority. The measures, works and improvements shall include the following: details of the Queensway/ TR5 junction (including pedestrian, cycling and equestrian provision); all other pedestrian, cycling and equestrian provision on the B5261; the proposed east-west access road (TR5) and its junctions including that with the proposed M55 Link Road with supporting pedestrian, cycling and equestrian infrastructure; signalisation measures at the St Annes Road East/St David's Road North and St Annes Road East/Church Road junctions; and improvements to the St Annes Road East/Heyhouses Lane junction. The scheme shall be implemented as approved.

Reason: To ensure a safe and suitable means of access to the development and to secure improvements to the surrounding highway and transport network in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

13. Before the development hereby permitted commences, a movement strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the road hierarchy within the site, emergency access (and its management/enforcement), and the footway, cycleway and bridleway networks together with their linkages to the existing networks. The development thereafter shall be carried out in accordance with the approved strategy.

Reason: To ensure a safe and suitable means of access for and circulation of all users to, from and within the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

14. None of the dwellings on phases 1 and 2 of the development hereby approved shall be occupied until a scheme for the construction of all highway works associated with those phases, including permanent, temporary and any remediation works post-delivery, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:

- a) Temporary access arrangements onto Queensway.
- b) Works involving the stopping up of the temporary access arrangement to Queensway, to include provision of landscaping, footpath and cycle path.
- c) Foot/cycle way on Queensway from a point south of the existing Queensway junction to 3 Heyhouses Lane.
- d) Toucan crossing to the south of the frontage of this application linking the new foot/cycle way to the existing/modified provision on the opposite side of road. In line with Unilateral - Annexure – 4 – plans– 33 30-213 Proposed Highways produced by Cole Easdon.
- e) A temporary crossing between the temporary access and the existing Queensway/ Kilnhouse Lane junction with a temporary refuge island.

Reason: To ensure a safe and suitable means of access to the site is provided for all users and to ensure that the scope of highway works provided as part of the development is sufficient to serve up to 165 dwellings in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

15. None of the dwellings on phases 1 and 2 of the development hereby approved shall be

occupied until a Construction Phasing Plan (CPP) has been submitted to and approved in writing by the Local Planning Authority. The CPP shall detail the phasing of development on the site in relation to provision of the highways works approved pursuant to condition 14, the new junction of Queensway/ Kilnhouse Lane and any other highway works. The development and off site highway works shall thereafter be implemented and made available for use in accordance with the duly approved CPP.

Reason: To ensure that the highway works required by condition 14 are implemented at an appropriate time in relation to the phasing of the development in order that future occupiers of the development are afforded a safe and suitable means of access to/from the site and its surroundings and to encourage travel by modes of transport other than private car in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and TR1, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and T4, and the National Planning Policy Framework.

16. No more than 165 dwellings (as constructed pursuant to any planning permissions that allow the construction of dwellings upon the site, in any combination) shall be occupied until the new Queensway/ TR5 junction (including all pedestrian, cycling and equestrian provision), all other pedestrian, cycling and equestrian provision on the B5261, the western section of the east-west access road (TR5) up to and including the first (development) access and the bridleway to the south of the access road, together with all supporting infrastructure required to link into existing routes at either end, have been completed in accordance with the approved scheme.

Reason: To ensure that appropriate highway infrastructure is delivered at an early stage of the overall development in order to mitigate the development's impact on the capacity of the surrounding highway network and to ensure appropriate measures are put in place to facilitate a safe and suitable means of access to the wider development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

17. The temporary vehicular access to Queensway as approved pursuant to condition 14 (a) of this permission shall be blocked up prior to construction of the 166th dwelling (as constructed pursuant to any planning permissions that allow the construction of dwellings upon the site, in any combination), or, as soon as the permanent means of vehicular access to the development via the main access road from the TR5 Heyhouses Bypass is available for use, whichever is the sooner. The road closure shall be implemented in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall make provision for landscaping, and a footpath and cycle path link to Queensway. The approved scheme shall be implemented in accordance with the aforementioned timescales.

Reason: The temporary access provides an appropriate means of access to serve a limited number of dwellings (those within development phases 1 and 2) for a temporary period and is incapable of providing a safe and suitable means of access to the wider development. The temporary access is to be closed once the maximum number of dwellings it is deemed suitable to serve is exceeded or once the formal access to the site via the Queensway/TR5 junction has been constructed and brought into use, whichever occurs first, in the interests of highway safety. At that point, a suitable scheme for the treatment and landscaping of the land which previously provided the access will be required in the interests of visual amenity. The condition is imposed in accordance with the requirement of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

No more than 375 dwellings shall be occupied on the site until improvement schemes/works at the signalised junctions of St Annes Road East/St David's Road North and St Annes Road East/Church Road and the priority junction of St Annes Road East/Heyhouses Lane have been completed and made operational in accordance with the approved schemes.

Reason: To ensure that appropriate improvements to existing signalised junctions are delivered concurrently with the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

19. No more than 375 dwellings shall be occupied on the site until the east-west T5 road including bridleway and the section of the M55 Link Road from, and including, the Moss Sluice Roundabout to the modified Cropper Road/Whitehill Road/Lytham St Annes Way Roundabout are completed and open to traffic in accordance with details that have been approved in writing by the local planning authority.

Reason: To ensure that appropriate off-site highway infrastructure improvements are delivered as part of the development in order to mitigate its impact on the capacity of the surrounding highway network and to enhance provisions for the free flow of traffic in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policies T1 and GD7 and the National Planning Policy Framework.

20. Prior to any dwelling hereby permitted being occupied, a Travel Plan shall be submitted for the written approval of the local planning authority. The Plan shall include objectives and targets and shall make provision for monitoring as well as promotion, marketing, and provision of a travel coordinator for at least an initial five year period. The approved Travel Plan shall be implemented, audited and updated at intervals as approved.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

21. No dwelling hereby permitted shall be occupied until vehicular and other access has been provided to it in accordance with the approved details.

Reason: To ensure a safe and suitable means of access is achieved for individual dwellings in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

22. No site clearance or demolition shall commence until a site preparation plan has been submitted to and approved in writing by the local planning authority. The site preparation plan shall include the method and details of clearance, vehicle routeing to the site, wheel cleaning and any proposed temporary traffic management measures. The site preparation plan shall be implemented as approved and adhered to throughout site preparation.

Reason: In order to ensure that appropriate measures are put in place for each phase of development to limit noise, nuisance and disturbance to the occupiers of neighbouring properties and to ensure that construction traffic does not compromise the safe and efficient operation of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

23. No construction works shall commence on the site until a construction plan has been submitted to and approved in writing by the local planning authority. The construction plan shall include vehicle routeing to the site; parking for construction vehicles; any temporary traffic management measures; and times of access. The construction plan shall be implemented as approved and adhered to throughout construction of the development.

Reason: In order to ensure that appropriate measures are put in place for each phase of

development to limit noise, nuisance and disturbance to the occupiers of neighbouring properties and to ensure that construction traffic does not comprise the safe and efficient operation of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

24. Details of any cranes to be operated on the site during construction works, including their height and area of operation, shall be submitted for the written approval of the local planning authority at least 28 days prior to any crane being brought onto the site. All crane operations shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development does not pose any unacceptable risk to aerodrome safeguarding in accordance with the requirements of the National Planning Policy Framework.

25. Measures to prevent air pollution and pollution of local ground and surface water during construction shall be implemented in full accordance with the details approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016).

Reason: To prevent pollution of the surrounding air and water environment in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP26 and the National Planning Policy Framework.

26. The scheme for the use of secondary and recycled aggregates approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016) shall be implemented in full accordance with the duly approved details.

Reason: To prevent any impetrated material brought onto the site causing contamination of the development site and surrounding land in accordance with the requirements of Fylde Council Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

27. All street lighting within the development shall be in accordance with details, including details of post heights, design, construction, lighting head form and light emissions, which have been approved in writing by the local planning authority. The details shall include measures to minimise artificial light spillage to wildlife habitats including the Nature Park and Farmland Conservation Area and measures to prevent perching birds.

Reason: To ensure appropriate street lighting is introduced as part of the development in the interests of highway safety and to avoid light spillage towards sensitive wildlife habitats in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP19, Fylde Council Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

28. The scheme for the provision of on-site renewable energy production approved under application reference 16/0511 (as identified in the decision notice dated 29.09.2016) shall be implemented in full accordance with the duly approved details and the timetable contained therein.

Reason: To ensure that the development contributes to the delivery of renewable energy as part of the development in accordance with the objectives of the Saint Anne's on the Sea Neighbourhood Development Plan and the National Planning Policy Framework.

Informative notes:

1. The references to phasing in conditions 5, 14 and 15 of this permission relate to the phasing plan (drawing no. 4113-15 Rev B) submitted in connection with application for approval of details reserved

- by condition reference 18/0243.
2. For the avoidance of doubt, the dwelling threshold identified in conditions 16 and 17 of this permission is to be calculated based on the totality of any dwellings constructed pursuant to any planning permissions that allow the construction of dwellings upon the site, in any combination, and not just those allowed by this permission.
 3. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number: 7

Application Reference:	18/0546	Type of Application:	Variation of Condition
Applicant:	Kensington Developments Limited	Agent :	
Location:	LAND FORMING KENSINGTON DEVELOPMENTS SITE, QUEENSWAY, LYTHAM ST ANNES		
Proposal:	APPLICATION TO VARY CONDITION 23 OF PLANNING PERMISSION 17/0862 TO DELAY THE BLOCKING UP OF THE TEMPORARY VEHICLE ACCESS TO QUEENSWAY UNTIL PRIOR TO THE CONSTRUCTION OF THE 166TH DWELLING		

Decision

Variation of Condition: Authority is delegated to the Head of Planning and Housing to GRANT planning permission subject to the following:

1. The Council's approval of an application made under S106A of the Town and Country Planning Act which provides for a modification to the definition of "Planning Permission" in the Unilateral Undertaking dated 09.01.12 to include reference to planning application 18/0546 and, in doing so, ties this permission to the obligations within that Unilateral Undertaking (as varied by any other necessary modifications).
2. The following conditions (or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Housing believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. This permission relates to the following plans:
 - Location Plan drawing number KD63/ 54 rev. B
 - Site A drawing number KD63/10 rev. E
 - Proposed access arrangement to Queensway Cole Easdon drawing no. Plan 3794/241
 - Springfield house type drawing number 1880.H.09
 - Portland house type drawing number 1880.H.08
 - Mayfair house type drawing number 1880.H.07
 - Louisiana house type drawing number 1880.H.06
 - Grosvenor house type drawing number 1880.H.05
 - Charleston house type drawing number 1880.H.04
 - Buckingham house type drawing number 1880.H.03
 - Bridgeport C house type drawing number 1880.H.02

- Baltimore house type drawing number 1880.H.01
- Garages drawing number 1880.H.11

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 a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan (As Altered) October 2005, Fylde Council Local Plan to 2032 and National Planning Policy Framework.

2. Prior to the first construction of any dwelling hereby approved, and notwithstanding any details shown on the approved plans, representative samples of the external construction materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be used in construction of the development.

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 Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

3. Notwithstanding any details shown on the approved plans, prior to the first construction of any dwelling hereby approved, drawings which indicate dual aspect dwellings to dwellings on Plot numbers 101, 104, 115, 125, 133,134, 136 and 155 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

4. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and their surroundings and to ensure that the development is not at risk of flooding, in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP30, Fylde Council Local Plan to 2032 policies GD7 and CL1, and the National Planning Policy Framework.

5. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of siting, height and construction materials and ensure provision of masonry boundary walls where visible in the street scene. The development shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the safety of future residents of the development, in accordance with Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and HL6, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

6. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a detailed soft and hard landscaping scheme shall be submitted

to and approved in writing by the Local Planning Authority. The submitted soft landscaping scheme shall include detail of private and public landscape areas, including the planting of trees, shrubs and grassed areas. The details of hard landscaping shall include the surfacing of roads and driveways.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within ten 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 development in the interests of visual amenity and to enhance the character of the street scene in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP14, Fylde Council Local Plan to 2032 policies GD7 and ENV1 and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and prior to the first construction of any dwelling hereby approved, details of the bridge structures, and other ancillary buildings/ structures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the duly approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and HL6, and Fylde Council Local Plan to 2032 policy GD7.

8. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a scheme for the provision of any public art on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the location and detailed design of the public art feature(s). The public art in the duly approved scheme shall be implemented prior to the occupation of the last dwelling hereby approved, and shall be retained as such thereafter.

Reason: In order to ensure that any public artwork within the site is appropriate to the character and appearance of the area in accordance with the objectives of Fylde Council Local Plan to 2032 policy GD7.

9. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a scheme of street lighting design shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for a bespoke design of street lighting and shall include measures to minimise artificial light spillage to wildlife habitats including the Nature Park and Farmland Conservation Area and measures to prevent perching birds.

Reason: To ensure appropriate street lighting is introduced as part of the development in the interests of highway safety and to avoid light spillage towards sensitive wildlife habitats in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP19, Fylde Council Local Plan to 2032 policies GD7 and ENV2, and the National Planning Policy Framework.

10. Prior to the first construction of any dwelling hereby approved, details of the on-going maintenance of the communal areas of public open space / amenity landscaping, including open drainage ditches and flood attenuation features shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure appropriate maintenance of communal areas of public open space and amenity landscaping in accordance with the requirements of Fylde Borough Local Plan (As

Altered) October 2005 policies HL6, EP14 and TREC17, Fylde Council Local Plan to 2032 policies GD7 and ENV4 and the National Planning Policy Framework.

11. There shall be no lopping, topping or felling of any trees or hedgerow on or overhanging the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any works undertaken shall only be in accordance with the agreed details.

Reason: In order to protect the existing trees on the site and to ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Fylde Borough Local Plan (As Altered) October 2005 policies EP12 and EP14, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and ENV1, and the National Planning Policy Framework.

12. Prior to the first construction of any dwelling hereby approved, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- a) A detailed plan for the proposed buildings of that phase demonstrating that there would be no detrimental impact upon the operation of St Annes Radar; and
- b) Details of a scheme to mitigate any detrimental impact upon the St Annes Radar, including any associated timescales for implementation of the mitigation works.

The approved scheme of mitigation shall be implemented in accordance with the approved details and within the approved timescales, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development does not pose any unacceptable risk to aerodrome safeguarding in accordance with the requirements of the National Planning Policy Framework.

13. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a scheme of energy efficiency and renewable energy generation to be provided for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be implemented in accordance with the approved details prior to the occupation of each dwelling.

Reason: In order to ensure that the development is carried out in accordance with the provisions of Policy HOU4 of the St Anne's on the Sea Neighbourhood Development Plan 2016-2031.

14. Prior to the first construction of any dwelling hereby approved, a surface water drainage scheme based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate (as previously agreed by application 15/0400). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) 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);

- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

15. Prior to the first construction of any dwelling hereby approved, an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan, as a minimum, shall include:

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

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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 in order that the development is not at risk of flooding and does not increase flood risk elsewhere in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

16. None of the dwellings hereby approved shall be first occupied until the sustainable drainage scheme for the site approved pursuant to conditions 14 and 15 of this permission has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National

Planning Policy Framework.

17. All attenuation basins and flow control devices/structures approved pursuant to condition 14 of this permission shall be constructed and operational prior to the commencement of any other development and prior to any development phase.

Reason: To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate and prevent a flood risk during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

18. Prior to the commencement of development, details of the piling of the proposed pipe work and measures to be incorporated to prevent the drying out of the underlying peat shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that appropriate safeguards are put in place in order to minimise the risk of ground instability issues affecting land and buildings within and surrounding the site in accordance with the requirements of the National Planning Policy Framework.

19. No development falling within flood zones 2 and 3 (as identified on the Flood Map for Planning) shall take place until a scheme for the provision and implementation of compensatory flood storage works and associated flood flow culverts through the proposed highway embankments in accordance with the Flood Risk Assessment by Cole Easdon Consultants (November 2011, ref: 3330) has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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 provision and implementation of compensatory flood storage works in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP25 and EP30, Fylde Council Local Plan to 2032 policies CL1 and CL2, and the National Planning Policy Framework.

20. None of the dwellings on phases 1 and 2 of the development hereby approved shall be occupied until a scheme for the construction of all highway works associated with those phases, including permanent, temporary and any remediation works post-delivery, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:

- a) Temporary access arrangements onto Queensway.
- b) Works involving the stopping up of the temporary access arrangement to Queensway, to include provision of landscaping, footpath and cycle path.
- c) Foot/cycle way on Queensway from a point south of the existing Queensway junction to 3 Heyhouses Lane.
- d) Toucan crossing to the south of the frontage of this application linking the new foot/cycle way to the existing/modified provision on the opposite side of road. In line with Unilateral - Annexure – 4 – plans– 33 30-213 Proposed Highways produced by Cole Easdon.
- e) A temporary crossing between the temporary access and the existing Queensway/ Kilnhouse Lane junction with a temporary refuge island.

Reason: To ensure a safe and suitable means of access to the site is provided for all users and to ensure that the scope of highway works provided as part of the development is sufficient to serve up to 165 dwellings in the interests of highway safety in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

21. None of the dwellings on phases 1 and 2 of the development hereby approved shall be occupied until a Construction Phasing Plan (CPP) has been submitted to and approved in writing by the Local Planning Authority. The CPP shall detail the phasing of development on the site in relation to provision of the highways works approved pursuant to condition 20, the new junction of Queensway/ Kilnhouse Lane and any other highway works. The development and off site highway works shall thereafter be implemented and made available for use in accordance with the duly approved CPP.

Reason: To ensure that the highway works required by condition 20 are implemented at an appropriate time in relation to the phasing of the development in order that future occupiers of the development are afforded a safe and suitable means of access to/from the site and its surroundings and to encourage travel by modes of transport other than private car in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and TR1, Fylde Council Local Plan to 2032 (Submission Version) policies GD7 and T4, and the National Planning Policy Framework.

22. The temporary vehicular access to Queensway as approved pursuant to condition 20 (a) of this permission shall be blocked up prior to construction of the 166th dwelling (as constructed pursuant to any planning permissions that allow the construction of dwellings upon the site, in any combination) or, as soon as the permanent means of vehicular access to the development via the main access road from the TR5 Heyhouses Bypass is available for use, whichever is the sooner. The road closure shall be implemented in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall make provision for landscaping, and a footpath and cycle path link to Queensway. The approved scheme shall be implemented in accordance with the aforementioned timescales.

Reason: The temporary access provides an appropriate means of access to serve a limited number of dwellings (those within development phases 1 and 2) for a temporary period and is incapable of providing a safe and suitable means of access to the wider development. The temporary access is to be closed once the maximum number of dwellings it is deemed suitable to serve is exceeded or once the formal access to the site via the Queensway/TR5 junction has been constructed and brought into use, whichever occurs first, in the interests of highway safety. At that point, a suitable scheme for the treatment and landscaping of the land which previously provided the access will be required in the interests of visual amenity. The condition is imposed in accordance with the requirement of Fylde Borough Local Plan (As Altered) October 2005 policy HL2, Fylde Council Local Plan to 2032 policies GD7 and ENV1, and the National Planning Policy Framework.

23. Prior to any dwelling hereby permitted being occupied, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives, targets, mechanism and measures to achieve and maintain targets, monitoring, implementation timescales and have a travel plan co-ordinator in post prior to first occupation and to remain for the full build out or 5 years per dwelling. The approved plans shall be implemented, audited and updated at intervals as approved.

Reason: In order to promote modal shift and increased use of sustainable methods of travel in accordance with the objectives of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4 and the National Planning Policy Framework.

24. No dwelling hereby permitted shall be occupied until all vehicular and other access points, and, car parking and manoeuvring areas, have been provided to it in accordance with the approved details.

Reason: To ensure a safe and suitable means of access is achieved for individual dwellings in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy

HL2, Fylde Council Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

25. The development shall be constructed in full accordance with the Site Preparation Plan (ref: KD101/500, June 2016) as previously partially discharged (relative to Phase 1 of the development only) by the Local Planning Authority under application reference 16/0511 on 29th September 2016.

Reason: In order to ensure that appropriate measures are put in place for each phase of development to limit noise, nuisance and disturbance to the occupiers of neighbouring properties and to ensure that construction traffic does not comprise the safe and efficient operation of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

26. The development shall be constructed in full accordance with the Construction Health & Safety Plan (ref: Bill Rogerson Safety Services, 19th April 2016) as discharged by the Local Planning Authority under planning application reference 16/0513 on 29th September 2016 and partially discharged (relative to Phase 1 of the development only) under planning reference 16/0511 on 29th September 2016.

Reason: In order to ensure that appropriate measures are put in place for each phase of development to limit noise, nuisance and disturbance to the occupiers of neighbouring properties and to ensure that construction traffic does not comprise the safe and efficient operation of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

27. Prior to the first construction of any dwelling hereby approved and notwithstanding any details shown on the approved plans, a movement strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall include details of the road hierarchy within the site, emergency access (and its management/ enforcement), and the footway, cycleway and bridleway networks together with their linkages to the existing networks. The development thereafter shall be carried out in accordance with the approved movement strategy.

Reason: To ensure a safe and suitable means of access for and circulation of all users to, from and within the site in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2, TR1 and TR3, Fylde Council Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

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

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

29. The development shall be carried out in accordance with the habitat creation measures and timescales for implementation as detailed in 4996.018 FCA and Nature Park Status Report August 2016 v2, as previously discharged by the Local Planning Authority under planning reference 16/0511 on 29th September 2016.

Reason: To ensure that appropriate measures are put in place to mitigate the development's effects on the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to it in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

30. The development shall be carried out in full accordance with the Construction Ecological Management Plan (3552.004 revision 3.2, TEP, March 2015) as previously discharged by the Local Planning Authority under planning reference 13/0275 on 15th October 2015.

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

31. The development shall be constructed in accordance with the Soil Conservation Plan (TEP, April 2016), as previously discharged by the Local Planning Authority under planning reference 16/0511 on 29th September 2016.

Reason: To ensure compliance with section 8.4.4 of the report 'Land at Queensway, St Annes Environmental Statement'.

32. Prior to the first construction of any dwelling hereby approved, a water vole survey of any ditches or watercourses or within 5m of the top of any associated watercourse bank on the site, shall be submitted to and approved in writing by the Local Planning Authority. The survey shall have been carried out in accordance with established survey guidelines and shall have been carried out within the preceding 24 months. If water voles are found to be present on the site, details of appropriate measures for mitigation and compensation, including appropriate timetables for implementation, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable.

Reason: To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policy EP19, Fylde Council 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).

33. The development shall be constructed in full accordance with the Air and Water Pollution document (ref: Wardell Armstrong, July 2016) as previously discharged by the Local Planning Authority under planning reference 16/0511 on 29th September 2016. Prior to any material being imported to the site, the applicant shall submit information which details the volume and composition of the material, site of origin and areas where it is to be deposited for the written approval of the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that materials brought on site is appropriate for the development and poses no risk to the end user and to prevent pollution of the surrounding air and water environment in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005

policy EP26 and the National Planning Policy Framework.

34. Details of any cranes to be operated on the site during construction works, including their height and area of operation, shall be submitted for the written approval of the local planning authority at least 28 days prior to any crane being brought onto the site. All crane operations shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development does not pose any unacceptable risk to aerodrome safeguarding in accordance with the requirements of the National Planning Policy Framework.

35. There shall be no on site works, including any heavy vehicular movements and deliveries to/from the site, between the hours of:

- 07:30 - 18:00 Monday to Friday.
- 07:30 - 13:00 Saturday.
- No on site works on Sundays or Bank Holidays.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring properties during the construction of the development in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies HL2 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

36. Unless permission to vary this condition is formally approved in writing by the local planning authority, the development hereby approved shall be carried out in full accordance with the approved drawings and the following supporting documents:

- Habitats Regulation Assessment (update October 2017).
- Environmental Statement Addendum (Ecology Matters) (TEP, November 2017).
- Ecological Assessment (TEP, October 2017).

Reason: To ensure that appropriate measures are put in place to mitigate the development's effects on the Ribble and Alt Estuaries Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and land which is functionally linked to it in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies EP15 and EP16, Fylde Council Local Plan to 2032 policy ENV2, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

37. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained with a construction that allows for the parking of a motor vehicle(s).

Reason: To ensure provision and retention of required parking within the development, in accordance with Fylde Borough Local Plan (As Altered) October 2005 policy HL5 and the National Planning Policy Framework.

Informative notes:

1. The references to phasing in conditions 20 and 21 of this permission relate to the phasing plan (drawing no. 4113-15 Rev B) submitted in connection with application for approval of details reserved by condition reference 18/0243.
2. For the avoidance of doubt, the dwelling threshold identified in condition 22 of this permission is to be calculated based on the totality of any dwellings constructed pursuant to any planning permissions that allow the construction of dwellings upon the site, in any combination, and not just those allowed by this permission.

3. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number: 8

Application Reference:	18/0567	Type of Application:	Variation of Condition
Applicant:	James Hall and Company Limited	Agent :	Smith and Love Planning Consultants Ltd
Location:	SPAR, TOWNSENDS GARAGE, 184 LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1AH		
Proposal:	APPLICATION TO VARY CONDITION 4 OF PLANNING PERMISSION 16/0823 TO ALLOW EXTENDED TRADING HOURS FOR THE SALE OF CONVENIENCE GOODS FROM WITHIN THE RETAIL UNIT BETWEEN 05:30 AND 23:00		

Decision

Variation of Condition: Granted

Conditions and Reasons

1. This permission relates to the following plans:

Site location plan received 8th January 2015.
 Drawing no. P-03 B – Site Plan - Landscaping.
 Drawing no. P-04 B – Elevations.
 Drawing no. P-05 B – Site plan.
 Drawing no. BR-24 Rev A – Proposed site plan (approved by application 17/0755)
 Drawing no. BR-02 Rev C – Proposed elevations (approved by application 17/0755)
 Drawing no. BR-01 Rev C – Proposed floor plan (approved by application 17/0755)
 Drawing no. BR25 – Bin, plant and access slope (approved by application 17/0755)

The development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Fylde Borough Local Plan (As Altered) October 2005, Fylde Council Local Plan to 2032 (Submission Version) and the National Planning Policy Framework.

2. The retail unit hereby approved shall only be open for the sale of goods (including petrol) within the premises between the hours of 05:30 and 23:00. Any sales of goods (including petrol) between the hours of 23:00 and 05:30 shall only take place via direct sales of petrol at individual pumping stations (e.g. a 'pay at pump' facility). There shall be no admittance of customers within the retail unit between the hours of 23:00 and 05:30, and deliveries of goods to the site shall only take place between 07:00 and 20:00 hours.

Reason: To minimise the potential for noise nuisances and disturbance to surrounding occupiers arising from customer comings and goings at unsocial hours in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies SH11 and EP27, Bryning with Warton Neighbourhood Development Plan policy BWLC1, Fylde Council Local Plan

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

3. Notwithstanding the provisions of condition 2 of this permission, the jet washing bays located to the west side of the retail unit hereby approved shall only be used between the hours of 07:00 and 23:00 on any day.

Reason: To distinguish the use of the jet washing bays from the hours of operation permitted in connection with the retail use in order to ensure that forecourt operations which have the potential to generate significant levels of noise that were not accounted for in the noise assessment by Miller Goodall LTD (Report No. 101871) are adequately controlled and do not take place during unsocial hours, in the interests of safeguarding the amenity of occupiers of nearby residential properties in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies SH11 and EP27, Bryning with Warton Neighbourhood Development Plan policy BWLC1, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

4. The workshop hereby approved shall only be open for trade or business between the hours of 08:00 and 18:00 Monday to Friday (inclusive) and between 08:00 and 13:00 on Saturdays.

Reason: In order to safeguard the amenity of surrounding occupiers and to limit the potential for noise and disturbance in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies SH11 and EP27, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

5. Full details of any additional external lighting to be installed on any of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building, its luminance (including light spillage), angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the buildings in accordance with the terms of any such approval.

Reason: To ensure that any lighting to be installed on the buildings does not cause a nuisance to surrounding occupiers in accordance with the requirements of Fylde Borough Local Plan (As Altered) October 2005 policies SH11, EMP3 and EMP4, Fylde Council Local Plan to 2032 (Submission Version) policy GD7 and the National Planning Policy Framework.

Informative notes:

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Item Number: 9

Application Reference:	18/0684	Type of Application:	Variation of Condition
Applicant:	Mr & Mrs WARD	Agent :	MAT DESIGN
Location:	FAIR BANK, FLEETWOOD ROAD, GREENHALGH WITH THISTLETON, PRESTON, PR4 3HJ		
Proposal:	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/0966 TO REVISE APPROVED SITE LAYOUT TO RELOCATE STATIC CARAVANS AND OTHER ELEMENTS WITHIN SITE		

Decision

Variation of Condition: - Granted

Conditions and Reasons

1. The development must be begun not later than the expiration of three years beginning with the date of the grant of planning permission 17/0966 which is 07/02/2018.

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

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

- Location Plan - Mike Carr drawing No. 1 Oct 2017
- Existing (Original) and Proposed Site Plans - Mike Carr drawing No. 2 Rev B Sept 2018

Reason: To provide clarity to the permission.

3. That the extent of the use hereby approved shall be limited to two residential pitches, with each pitch to comprise of no more than one touring caravan (ie. to have a single axle and an overall length not exceeding 6.5m including towing bracket), and no more than one static caravan as defined in section 29 (1) of the Caravan Sites and Control of Development Act 1960 and section 13(1) of the Caravan Sites Act 1968 (as amended).

Reason: To provide clarity over the extent of the caravans permitted within the application site as a consequence of this planning permission, and to ensure that their visual impact is not harmful to the rural character of the area.

4. That the caravans associated with the pitches hereby approved shall be positioned within the site in general accordance with the indicated positions on the proposed site plan approved under condition 2 of this permission, and that the parking areas associated with the development shall also accord only with the extent of that shown on that plan..

Reason: To provide clarity to the permission and to limit the potential for visual impacts on the character of the rural area as required by Policy SP2 of the Fylde Borough Local Plan.

5. That the caravans sited on the pitches approved under this planning permission shall only be occupied by the immediate family members of the applicant (Mr Michael Ward) and his family, and shall only remain on site during such time that he is a resident at Fairbank Farm and in need of care and support to maintain his residence at that address. In the event that he no longer is resident at the address then the caravans hereby approved shall be removed within 2 months of that residency ceasing.

Reason: To ensure compliance with development plan policies relating to the residential development of the countryside as the occupation of the site by those unrelated to the applicant and not related in providing his care or family support would be in conflict with the proper planning of the area as established under Policy SP2 of the Fylde Borough Local Plan and Policy GD4 of the Submission Version of the Fylde Local Plan to 2032.

6. That the static caravans hereby approved shall be connected to a Biodigester T12 Range septic tank (or equivalent) with a capacity to meet the foul water drainage requirements of the site located as shown on the site layout plan approved as condition 2 of this planning permission prior to the first occupation of any of the caravans hereby approved, and this shall be maintained in an operational condition throughout the time that the caravans are present on site.

Reason: To ensure that the site has appropriate foul water drainage arrangements to ensure that there are no potential flooding or pollution implications as a consequence of the development.

7. Prior to the commencement of works associated with this planning permission, the refuse storage arrangements as indicated on the site layout plan approved as condition 2 of this planning permission shall be implemented and shall be maintained throughout the time that the caravans are present on site.

Reason: To ensure that the site has appropriate waste disposal arrangements.

Informative notes:

1. 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. providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. Securing revised plans during the course of the application which have overcome initial problems

2. Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

3. In developing the land for siting of the caravans regard shall be made to the Model Standards 1989 for static caravan sites and the 1983 Model Standards for touring caravans.