



Minutes

PLANNING COMMITTEE

Date:	Wednesday, 8 February 2017
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Alan Clayton, Michael Cornah, Neil Harvey, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder, Heather Speak.
Other Members:	Councillor Paul Hayhurst.
Officers Present:	Mark Evans, Ian Curtis, Andrew Stell, Clare Lord, Kieran Birch, Rob Buffham, Lyndsey Lacey-Simone.
Other Attendees:	Approx 50 members of the public were present 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.

Councillor Paul Hayhurst (a non-member of the committee who was in attendance at the meeting) declared a personal and prejudicial interest in planning application 16/0180 relating to Land North of Mill Lane, Elswick and withdrew from the meeting immediately after speaking on the matter under the public speaking arrangements.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee meeting held on 18 January 2017 as a correct record for signature by the Chairman.

3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Alan Clayton for Councillor Kiran Mulholland.

Decision Items

4. Planning Committee matters

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

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

With regard to planning application 16/0817 relating Sunnydale Nurseries, Garstang Road Little Eccleston a Recorded Vote was requested by five members of the committee. The vote was as follows:

For Approval of the application - (8) Councillors Trevor Fiddler, Richard Redcliffe, Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Barbara Nash, Albert Pounder.

Against approval of the application - (4) Councillors Alan Clayton, Linda Nulty, Liz Oades, Heather Speak.

Abstentions - (0)

(Councillors Albert Pounder and Heather Speak were not in attendance during the consideration and voting on planning applications nos: 16/0488, 16/0905, 16/0683, 16/0818, 16/0968 and 16/0112).

(Councillor Michael Cornah was not in attendance during the consideration and voting on planning applications no 16/0112)

(Councillor Liz Oades requested that her name be recorded as having voted against approval of planning application no 16/0683 relating to 7 the Chimes, Kirkham).

Information Items

5. Planning Appeals

This information report provided details of appeal decision letters received between 22/12/2016 and 27/01/17.

6. Code of Conduct: Issues

Further to the request of the committee at its last meeting, the Information Report provided an overview of Fylde's Code of Conduct in relation to the declaration of personal interests/ personal and prejudicial interests and disclosable pecuniary interests.

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Planning Committee Minutes

08 February 2017

Item Number: 1

Application Reference:	16/0112	Type of Application:	Outline Planning Permission
Applicant:	Mr G Campbell	Agent :	Mr Peter Gilkes
Location:	CAMPBELLS CARAVANS, BLACKPOOL ROAD, KIRKHAM, PRESTON, PR4 2RE		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 30 DWELLINGS (ACCESS APPLIED FOR WITH OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission: - Approve subject to the completion of a Section106 agreement and the conditions listed.

S106 Heads of Terms

- Provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- A financial contribution of £1,000 per dwellings towards the improvement of public realm and/or sustainable transport initiatives in the vicinity of the site,
- A financial contribution towards 11 primary school places totalling £148,219.83 towards The Willows RC Primary School, Kirkham and five secondary school places totalling £101,517.95 towards Carr Hill High School, Kirkham.

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

Planning conditions and reasons

(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):

1. A subsequent application for the approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

[a] The expiration of five years from the date of this permission;
or

[b] The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3, and 5)

- (Reserved matters are:-
1. Layout
 2. Scale
 3. Appearance
 4. Access
 5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

3. Notwithstanding the details indicated on the submitted illustrative layout, the details submitted in accordance with condition 2 above shall provide for:

- a set back of the development from the Blackpool Road frontage that respects the existing building line of properties on this frontage;
- a mix of dwelling types and sizes that reflects the local demographic requirements as set out in the Strategic Housing Market Assessment (2014) or any subsequent housing needs assessment
- the provision of on-site public open space (including an equipped formal play area) in accordance with Policy TREC17 of the Fylde Borough Local Plan (2005) and
- a layout of the development and its landscaping which avoids presenting a harsh urban edge to the southern boundary

Reason: In order to define the parameters of the planning permission and to ensure that the layout of the proposed development provides appropriate open space and is of a layout that respects the character of the locality in accordance with Policy HL2 of the Fylde Borough Local Plan and Policy H2 of the Fylde Local Plan to 2032.

4. As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority.

Surface water drainage scheme which as a minimum shall include:

1. 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, means of access for maintenance and easements where applicable, 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;
2. The drainage scheme should demonstrate that the surface water run-off must not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
3. 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);
4. Flood water exceedance routes, both on and off site;
5. A timetable for implementation, including phasing where applicable;
6. Site investigation and test results to confirm infiltrations rates;
7. Details of water quality controls, where applicable.
8. Watercourse that will be used for discharge of SW to be inspected to ensure adequate capacity for flow and results submitted to the LLFA.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may

subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that satisfactory surface water drainage arrangements are in place throughout the lifetime of the development in accordance with Policy EP25 of the Fylde Borough Local Plan.

5. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site 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 ensure that the drainage for the proposed development can be adequately maintained, and so there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

6. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, 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:
 - a. on-going inspections relating to performance and asset condition assessments
 - b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - 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 appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, and so to reduce the flood risk to the development as a result of inadequate maintenance

7. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

8. No part of the development hereby approved shall commence until a scheme for the construction, and phasing of construction, of all highway improvement works has been submitted to, and approved by, the Local Planning Authority. These works are to be:

- The provision of the new access,
- The reinstating of full height kerbs where appropriate along the whole site frontage other

- than for the single site access,
- The provision of a traffic island/pedestrian refuge, and
- The provision of two new quality bus stops (one eastbound and one westbound) on Blackpool Road to serve the site.

These works shall be fully implemented in accordance with the approved details and the approved phasing scheme

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site, and to implement those works to ensure a safe access to the site for all users is provided in accordance with Policy HL2 of the Fylde Borough Local Plan.

9. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details 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.

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

10. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters

11. Prior to the commencement of any development details of the design, location, access

arrangements, phasing of provision, and on-going maintenance arrangements of the public open space for the development shall be submitted to and approved in writing by the local planning authority. This provision shall include a formal area for play, and shall in area terms comply fully with the requirements of Policy TREC17 of the Fylde Borough Local Plan. The open space scheme and play area shall be implemented and maintained in accordance with the approved scheme.

To ensure the provision and retention of appropriate levels of public open space to serve the development as required by Policy TREC17 of the Fylde Borough Local Plan.

12. Prior to commencement of the development hereby permitted, details of the incorporation of bat roosting and bird nesting opportunities that shall be incorporated into the design of the development (i.e. into new buildings) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the phasing of the works and shall thereafter be implemented in accordance with that phasing.

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

13. If a reserved matters application is not received prior to the 1/3/18 then there shall be further assessment of the building on sites quality and suitability to support bats. The survey shall be submitted with the application together with proposals for mitigation/compensation, if required) for approval in consultation with specialist advisors.

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 2

Application Reference:	16/0180	Type of Application:	Outline Planning Permission
Applicant:	Story Homes Limited	Agent :	Barton Willmore
Location:	LAND NORTH OF MILL LANE, ELSWICK		
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 50 DWELLINGS AND ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)		

Decision

Outline Planning Permission :- Refused

Reasons

1. The development of the site for up to 50 dwellings will, in combination with recent planning approvals, result in a level of development in Elswick that will exceed that assumed in the emerging Fylde Local Plan, which is at an advanced stage of preparation, and identified Elswick as a tier 2 settlement expected to support only limited expansion. In the absence of any significant community facilities within the village and a limited public transport service in the village, the proposal would result in increased journeys by private motor vehicle and so would be economically, socially and environmentally unsustainable and contrary to the provisions of Policy S1 of the emerging Fylde Local Plan to 2032.
2. The proposed development is required to make contributions towards the delivery of affordable housing on the site and financial contributions off-site towards the provision of new secondary school places, and enhancements of the rural bus service serving the village. The applicant has failed to put any mechanism in place to secure these contributions and, accordingly, the development is contrary to the requirements of Fylde Borough Local Plan policies CF2, EP1, TR1, TR3 and TR5, policies SL3, H4 and INF2 of the Submission Version of the Fylde Local Plan to 2032 and chapters 4, 6 and 8 of the National Planning Policy Framework.

Item Number: 3

Application Reference:	16/0488	Type of Application:	Reserved Matters
Applicant:	Wainhomes (North West) Limited	Agent :	MCK Associates Limited
Location:	LAND NORTH OF PRESTON OLD ROAD, CLIFTON		
Proposal:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 15/0763 FOR THE APPEARANCE, LANDSCAPING, LAYOUT & SCALE OF A DEVELOPMENT OF UP TO 74 DWELLINGS		

Decision

Reserved Matters: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

- Site Location Plan
- Amended Proposed Site Layout Drawing Number 14-131 0001 rev: H received on 11th January 2017.
- Amended house type 'Chinley1B2P Apartments' Drawing Number 1.345(6)/P/BU/L10 received on 11th January 2017.
- 'Oakmere 2B3P Apartments' Elevation Drawing Number 2.346/P/BU/L10/1 rev #
- 'Oakmere 2B3P Apartments' Floor Plan Drawing Number 2.346/P/BU/L10/2 rev #
- 'Bell' Drawing Number 2.213/P/BU/L10/300 rev#
- '2 bed Churchill' Drawing Number 2.214/P/BU/L10/300 Rev#
- 'Claydon SA' Drawing Number 3.118CBSA/P/BU/L10 Rev#
- 'Baird' Drawing Number 3.217/P(EG)/BU/L10/300 Rev #
- 'Newton' Drawing Number 4.201/P/BU/L10/300 Rev A
- 'Nightingale' Drawing Number 4.204CB/P/BU/L10 300 Rev#
- 'Jenner' Drawing Number 4.209CB/P/BU/L10/300 Rev#
- 'Oxford' Drawing Number 4.309/P/BU/L10/300 Rev#
- 'Shakespeare' Drawing Number 4.341/P/BU/L10/300 Rev#
- 'Haversham' Drawing Number 4.342/P/BU/L10/300 Rev#
- 'Haversham SA' Drawing Number 4.342SA/P/BU/L10/300 Rev#
- 'Wren' Drawing Number 4.404CB/P/B/L10 300 Rev#
- 'Scott' Drawing Number 4.406/P/BU/L10/300 Rev#
- 'Paired/ Double Garage' Drawing Number PGL/1.0/1/B Rev A
- 'Single Garage' Drawing Number PGL/2.0/1/B Rev A
- 'Double Garage' Drawing Number PGL/5.0/2/B Rev A

Supporting Reports:

- Supporting Statement.

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

2. Notwithstanding the details listed in condition 1 of this approval relating to construction materials, prior to commencement of the development hereby approved, 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 provide sufficient clarity over the construction materials and in the interests of visual amenity for the dwellings, in accordance with Policy HL2 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

3. Notwithstanding the submitted details listed in condition 1 of this approval for boundary treatments, prior to commencement of the development hereby approved, a scheme detailing the precise location, size and appearance of all boundary treatments, including the planting schedule for any hedge planting shall be submitted to and approved in writing by the Local Planning Authority. The approved details site shall be implemented prior to last occupation of the development and retained thereafter.

Reason: To provide sufficient clarity over the boundary treatments and in the interests of visual amenity, in accordance with Policy HL2 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

4. The open space area located to the north of the application site as identified on amended drawing number 14-131 0001 rev: H received on 11th January 2017 shall remain free of development and available for communal public open space use at all times thereafter.

Prior to commencement of the development hereby approved, a phasing plan for delivery of housing, public open space and landscaping shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall ensure proportional provision of public open space throughout the construction period.

Reason: To provide clarity over the extent of the built development to minimise its impact on the surrounding landscape and to ensure provision of areas of open space within it in accordance with condition 4 of outline planning permission 15/0763, Policy HL2 of the Fylde Borough Local Plan and Policy TREC17 of the adopted Fylde Borough Local Plan and ENV4 of the Submission Version of the Fylde Local Plan 2032.

5. Notwithstanding any details shown on the approved plans, prior to commencement of the development hereby approved, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the landscaping scheme shall include additional tree planting to the western boundary of plots 4 and 5 and include details of the type, species, siting and planting distances for all trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the agreed phasing period, or, first planting season after the development is substantially completed whichever is the sooner, and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure 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 Policies HL2, EP14 and EP18 of the adopted Fylde Borough Local Plan and GD7, ENV1 and ENV2 of the Submission Version of the Fylde Local Plan 2032.

6. Notwithstanding the submitted details listed in condition 1 relative to approved house types,

any first floor windows within the side facing elevations of dwellings shall be obscure glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with Policy HL2 of the adopted Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

7. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained for use as a garage thereafter.

Reason: To ensure provision and retention of required parking within the development, in accordance with adopted Parking Standards and Policy T5 of the Submission Version of the Fylde Local Plan 2032.

8. 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.

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 Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

9. Prior to commencement of the development hereby approved, drawings to provide for dual aspect properties on Plot numbers 3, 8, 10, 27, 31, 33, 34, 39, 46, 51, 54 and 74 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: to safeguard the visual qualities of the street, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. 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. Lancashire Constabulary Security Recommendations:-
 1. Secured By Design – The scheme should be developed to Secured By Design security standards. Secured By Design is a police approved security initiative that makes new build housing schemes less desirable to an offender by encouraging natural surveillance and target hardening the dwellings with doors and windows of enhanced security.
 2. Physical Security - The dwellings will be required to have PAS 24/2012 doorsets and windows or an equivalent standard in accordance with Building Regulation Approved Document Q. This includes the individual apartment doorsets at plots 19-24 and 25-30.

3. Layout – The layout has one vehicular entrance point on and off the scheme. This is supported. The site has not had excessive permeability incorporated into it. Link footpaths can compromise the security of housing estates.

4. All external doorsets should be fitted with an anti-tamper proof dusk till dawn security light unit. Garages should be fitted with dusk till dawn security lights. A 13 amp non switched fused spur suitable for an alarm system should be fitted to each dwelling should the occupiers wish to have an alarm installed.

Lead Local Flood Authority Notes:

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

United Utilities Notes:

Two public sewers cross this site and we will not grant permission to build over or within 3 metres of the centre line of them. The requirement for our permission is detailed within the guidance that supports Part H4 of the Building Regulations. If the proposals do not meet these specifications a modification of the site layout or a diversion of the public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Further information on building over or close to public sewers is available on our website: <http://www.unitedutilities.com/build-over-sewer.aspx>

Deep rooted shrubs and trees shall not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree.

United Utilities Water Comments

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

United Utilities General comments:

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Item Number: 4

Application Reference:	16/0683	Type of Application:	Change of Use
Applicant:	Mr Cartmell	Agent :	
Location:	7 THE CHIMES, KIRKHAM, PRESTON, PR4 2XQ		
Proposal:	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND TO REAR TO FORM EXTENSION OF RESIDENTIAL CURTILAGE WITH THE ERECTION OF 2m HIGH FENCE AROUND		

Decision

Change of Use :- Granted

Conditions and Reasons

1. This retrospective permission relates to the following details:

Approved plan:

- 'getmapping.com' - Location Plan

Reason: For the avoidance of any doubt.

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 Paragraphs 186-187 of the NPPF.

Item Number: 5

Application Reference:	16/0811	Type of Application:	Outline Planning Permission
Applicant:	Metacre Ltd	Agent :	De Pol Associates
Location:	LAND WEST OF, CHURCH ROAD, WEETON WITH PREESE		
Proposal:	OUTLINE APPLICATION FOR THE ERECTION OF 25 DWELLINGS TOGETHER WITH THE PROVISION OF A PUBLIC CAR PARK AND PUBLIC OPEN SPACE/RECREATION AREA. ALL MATTERS RESERVED		

Decision

Outline Planning Permission:- Approve subject to the completion of a Section106 agreement and conditions listed below:

S106 Heads of Terms

- Provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- A contribution towards addressing the shortfall of primary and secondary education capacity to serve the occupants of the development, as follows:
 - Primary School Contribution of £134,745.30 to provide 10 additional places at Whyndyke Primary School.
 - Secondary School Contribution of £81,214.36 to provide 4 places at Carr Hill High School, Kirkham.

with the agreement also clarifying the phasing of its payment.

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

Planning conditions and reasons

(or any amendment to the wording of these conditions or additional conditions that the Head of Planning & Regeneration believes is necessary to make otherwise unacceptable development acceptable):

Conditions and Reasons

1. Application for approval of all reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than:
 1. The expiration of three years from the date of this permission; or,
 2. Two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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.

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:
 1. Access.
 2. Layout.
 3. Scale.
 4. External appearance.
 5. Landscaping.

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

3. This permission relates to the following plans:
 - Drawing number W/LP/01 (Location Plan).
 - Amended drawing number W/SL/01 revision A (Illustrative Only Weeton - Sketch Layout) received on 4th January 2017.
 - Amended drawing number W/PP/01A (Weeton - Parameters Plan) received on 10th January 2017.

Supporting Documents:

- Transport Statement (October 2016).
- Planning Statement (October 2016).
- FRA & Drainage Statement (October 2016).
- Extended Phase 1 Habitat Survey ((2016).
- Design and Access Statement.
- Agricultural Land Classification (August 2016).
- Arboricultural Impact Assessment (Godwins Arboriculture Ltd)

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the maximum number of dwellings.

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015.

4. Any application which seeks approval for the reserved matter of Layout pursuant to condition 2 of this permission shall accord with the parameters shown on amended drawing numbers W/SL/01 rev A received on 4th January 2017 and , namely:

1. The net developable area of the site as per drawing number W/PP/01A.
2. Vehicular and pedestrian access points as per drawing number W/SL/01 rev A.
3. The areas to be laid out as 'public open space/ recreational area' as per drawing number W/PP/01A.
4. The provision of proposed buffer and proposed fence line as per drawing number W/SL/01 rev A.
5. The provision of the car park and pedestrian entrance as detailed on amended drawing number W/SL/01 rev A, for use by the Village Hall, residents, Staff of Weeton St Michael's CE Primary School, drop off/ pick up of children attending Weeton St Michael's CE Primary School and users of the public open space W/SL/01 rev A received on 4th January 2017.

Any application which seeks approval for the reserved matter of Scale pursuant to condition 2 of this permission shall ensure the dwellings are no greater than 2 storeys in height.

The public open space elements of the scheme shall be provided prior to first occupation of the development and retained thereafter, unless an alternative timeframe for delivery is agreed with the Planning Authority.

Reason: To ensure that any application for the approval of reserved matters accords with the parameters shown on the masterplan with respect to the developable and non-developable areas of the site in the interests of ensuring a Scale and Layout of development which is sympathetic to the character and setting of the site and to minimise the development's visual impact on the surrounding landscape, in accordance with Policies HL2 and EP11 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

5. Any application which seeks approval for the reserved matter of landscaping pursuant to condition 2 of this permission shall provide for a development which demonstrates compliance with the principles of the landscape strategy indicated on amended drawing number W/SL/01 revision A received on 4th January 2017. The scheme shall include, but not be limited to, the following details:

1. Retention of existing trees, hedgerows and other vegetation on/overhanging the site.
2. A compensatory planting scheme to replace any trees or hedgerows to be removed as part of the development.

3. The introduction of additional planting within the site which forms part of the internal development layout and does not fall within (1) to (3).
4. The type, size, species, siting, planting distances and the programme of planting of hedgerows, trees and shrubs.

The approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that a suitable landscaped buffer is introduced between the site and adjoining land in order to soften the development's visual impact on the open countryside, and to ensure the introduction of appropriate compensatory landscaping and habitat replacement as part of the development, in accordance with Policies HL2, EP10, EP12, EP14, EP18, EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

6. Prior to commencement of the development hereby approved, 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. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity and to minimise flood risk, in accordance with Policies HL2 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

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

Those details shall include, as a minimum:

1. 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, means of access for maintenance and easements where applicable, 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;
2. The drainage scheme should demonstrate that the surface water run-off must not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

3. The drainage scheme must demonstrate that the discharge of surface water has followed the hierarchy in the Planning Practice Guidance (PPG) as reasonably practicable.
4. 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);
5. Flood water exceedance routes, both on and off site;
6. A timetable for implementation, including phasing where applicable;
7. Site investigation and test results to confirm infiltrations rates;
8. 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 Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

8. None of the dwellings hereby approved shall be first occupied until details of a management and maintenance scheme for the surface water drainage system to be installed pursuant to condition 6 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:
 1. Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
 2. Arrangements concerning funding mechanisms for the ongoing maintenance of all elements of any sustainable drainage system (including mechanical components) to include details such as:
 - on-going inspections relating to performance and asset condition assessments;
 - operation costs for regular maintenance, remedial works and irregular maintenance of limited life assets; and
 - any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
 3. Means of access and easements for maintenance purposes;
 4. A timetable for implementation.

The drainage system shall thereafter be installed in accordance with the details and timetable contained within the approved scheme, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any surface water drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network, in accordance with Policies EP25 and EP30 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

9. There shall be no on site works, including site set up and the removal of any trees or shrubs until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

1. construction vehicle routes to and from the site, and the timing of their arrival at the site
2. Location and size of any portacabins.
3. Arrangements for the parking of vehicles for site operatives and visitors.
4. Details of areas designated for the loading, unloading and storage of plant and materials.
5. Details of the siting, height and maintenance of any security hoarding.

Reason: In the interests of highway safety and general amenity of the area, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005).

10. Prior to commencement of any works on the site, wheel wash facilities shall be provided within the site which will be used to clean the wheels of vehicles before leaving the site. The wheel wash facilities shall be available for use throughout the construction period.

Reason: To avoid the spread of mud and debris from the application site on to the road network, in the interests of highway safety and general amenity of the area, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan (October 2005).

11. Prior to commencement of the development hereby approved, a scheme to protect retained trees and hedgerow during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall indicate trees and hedgerow for retention and provide for a Construction Exclusion Zone around the Root Protection Areas of those trees/hedgerows identified as being retained. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows on or overhanging the which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

12. 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 Policy EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

13. There shall be no on site works between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

14. Prior to commencement of the development hereby approved, a scheme for the control of noise, vibration and dust during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be used throughout the construction process.

Reason: To protect the amenity of neighbours of the development, in accordance with Policies HL2 and EP26 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

15. Prior to commencement of the development hereby approved, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The content of the plan must include:

1. On site mitigation for loss of farmland.
2. Replacement trees and hedgerows on the site.
3. Enhancement of retained hedgerows on or overhanging the site.
4. Provision of bird boxes within the development.
5. Lighting scheme to avoid lighting the immediate surrounding vegetation.
6. A five year implementation and management plan

The approved planting will be implemented in accordance with the approved details during the first planting season after the development is substantially completed. Any trees or hedgerow 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. The approved bat/ bird boxes and lighting shall be implemented prior to last occupation of the development and be retained on the site in perpetuity.

Reason: To ensure adequate mitigation for the loss of habitat resultant from the development, in accordance with Policies HL2, EP18 and EP19 of the adopted Fylde Borough Council Local Plan as altered (October 2005) and the National Planning Policy Framework.

16. Prior to commencement of the development hereby approved, a scheme for the construction of off-site highways shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include, but is not limited to, the following:
1. Provision of raised boarding areas to three bus stops within Weeton Village, namely one on Church Road and two on Singleton Road.

The approved scheme of off-site highway works shall be implemented prior to first occupation of the development, unless otherwise agreed in writing with the Planning Authority, and retained thereafter.

Reason: To safeguard highway safety and ensure the efficient and convenient movement of all highway users, in accordance with Policy HL2 of the adopted Fylde Borough Council Local Plan (October 2015).

17. Prior to commencement of the development hereby approved, a scheme of noise mitigation to safeguard the amenity of prospective occupants of the development from road noise associated to the adjacent M55 motorway corridor, shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the scheme of mitigation shall achieve the following noise levels:

1. Bedrooms (night-time) - 30dB LAeq, 8 hours / 45 dB LAmax.
2. Living rooms (daytime) - 35dB LAeq, 16hours.

3. External amenity space (daytime) – 55dB LAeq, 16 hours.

The development shall be constructed in accordance with the approved noise mitigation scheme and implemented measures retained thereafter.

Reason: To safeguard the amenity of prospective occupants from road noise associated with the adjacent M55 motorway corridor, in accordance with Policy HL2 of the adopted Fylde Local Plan (October 2005) and GD7 of the Submission Version of the Fylde Local Plan (2032).

18. The development shall be constructed in accordance with the Reasonable Avoidance Measure identified in paragraph 5.2 of the submitted Extended Phase 1 Habitat Survey (Rachel Hacking Ecology - 2016).

Reason: To safeguard great crested newts during the construction period, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan (October 2005) and Submission Version of the Fylde Local Plan (2032).

19. Prior to commencement of the development hereby approved, a scheme providing for a fence line adjacent to the M55 motorway corridor boundary shall be submitted to and approved in writing by the Local Planning Authority. Any fence or barrier shall be erected a minimum of one metre behind the existing motorway boundary fences on the developer's land and be independent of the existing motorway fence. The approved scheme shall be implemented prior to first occupation of the development and retained thereafter.

Reason: To restrict pedestrian access to the motorway and highway safety, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (2005) and National Planning Policy Framework.

20. No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

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

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

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers, in accordance with Policy EP29 of the adopted Fylde Borough Local Plan (October 2005).

21. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of public open space / amenity landscaping. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the development is implemented and maintained to a satisfactory degree into the future, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.
Securing revised plans during the course of the application which have overcome initial problems.
2. With respect to condition 4 of this permission, “developable areas” means those areas of the site where it is proposed to construct the dwellings (including their associated garden areas and ancillary outbuildings), roads, parking areas and any other buildings. ‘public open space/ recreational area’ means the area of approximately 2.61 hectares to be provided to the south, east and west of the site as annotated on amended drawing numbers W/SL/01 rev A and W/PP/01.
3. Ecology:
Whilst there is only a very low risk of great crested newts being present, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.
4. United Utilities:
According to our records there is a formal easement that runs through the Eastern side of the proposed area under UU Ref Z350a, dated the 18/4/90 which is 5 metres in width. Under no circumstances should anything be stored, planted or erected on the easement, nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access.

A large diameter trunk main crosses the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. You will need an access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipe. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

5. Lead Local Flood Authority:

Informative 1:

Response does not grant permission to connect to the ordinary watercourse

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.a.spx>

Informative 2:

Response does not grant permission to connect to the highway drainage network

This response does not grant the applicant permission to connect to the highway drainage network.

Neither does this response cover the suitability of any highway drainage proposal.

6. Lancashire County Council Education:

LCC have assessed the viability of this development by assuming the 25 dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available. This could result in a reduced pupil yield dependant on dwelling size.

When assessing the need for an education contribution from this development Lancashire County Council has considered secondary school provision within a 3.27 mile radius of the proposed site. As there are no schools within 3 miles and LCC has therefore considered places at the nearest school. This is in line with LCC's Education Contribution Methodology – May 2016.

7. Highway England Informatives:

- There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.
- No drainage from the proposed development shall run off into the motorway drainage system, nor shall any such new development adversely affect any motorway drainage.
- No works relating to the construction of the facility shall require any temporary closure to traffic of the M55 motorway.

- The applicant shall not ignore the need to ensure that effective steps are taken to mitigate the impact of noise emanating from the M55 motorway upon the development to the satisfaction of the local planning authority; such steps being entirely independent of the SRN and implemented at the expense of the developer.

No construction works associated with this planning application shall be carried out on land in the ownership of the Highways England Company Limited under Titles LA791168, LA794033, LA794034, LA794725 or LA794727.

Item Number: 6

Application Reference:	16/0812	Type of Application:	Reserved Matters
Applicant:	Mr G Mellings	Agent :	
Location:	LAND TO EAST OF PRIMROSE FARM, KIRKHAM ROAD, TREALES ROSEACRE AND WHARLES, PRESTON, PR4 3SD		
Proposal:	RESERVED MATTERS APPLICATION PURSUANT TO PLANNING APPROVAL 10/15/0367 FOR THE ERECTION OF 1 DETACHED DWELLING AND DOUBLE GARAGE ON PLOT 2.		

Decision

Reserved Matters: - Granted

Conditions and Reasons

1. This consent relates to the following details:

Approved plans:

- Location Plan
- Proposed Site Plan - Rev B 2016-11-21
- Proposed Plans, Section and Elevations - 16/0812 Rev A

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

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

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

3. The access, turning and parking areas shall be carried out in accordance with the approved details shown on submitted plan ref: Rev B 2016-11-21 prior to the first occupation of any of the dwelling, with those areas thereafter retained available for the parking and turning of motor vehicles.

Reason: In order to ensure the provision of adequate off street car parking and the safe entry and egress onto the highway in the interests of highway safety.

4. The site access shall be laid out as shown on the approved Site Plan ref: Rev B 2016-11-21 and before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To ensure adequate access to the site for all users and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5. Prior to the commencement of construction works on the dwelling hereby approved the site access shall be provided with the 2.9m width and 2.4m x 4.3m visibility splays as shown on the site plan approved under condition 1 of this approval. Thereafter the access shall be maintained at that width and with these visibility splays free of any obstruction at all times.

Reason: To ensure adequate visibility at the street junction or site access.

6. Prior to the commencement of development details of all fencing, gates (including access gates) or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, with any gate adjacent the public highway designed to only open away from the highway. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway. The development shall be implemented in accordance with these approved details.

Reason: To ensure an appropriate standard of design is achieved and prevent a potential source of danger to other road users.

7. Prior to the commencement of works samples of all hard landscape works (including the driveway of the site) shall be submitted to and confirmed in writing by the Local Planning Authority. The works shall be carried out using the agreed materials.

Reason: To ensure a satisfactory appearance of the development in this rural area in accordance with Policy HL2 of the Fylde Borough Local Plan

8. The whole of the landscape works, as approved under condition 1 of this reserved matters approval shall be implemented in the earliest planting season following first occupation of the dwelling and subsequently maintained thereafter as outlined on the Site Plan (ref: Rev B 2016-11-21)

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

9. Notwithstanding the provision of Article 3, Schedule 2, Part 1 (Classes A, B, C, D, E and F) and Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 [or any Order revoking or re-enacting that Order], no further development of the dwelling or curtilage relevant to those classes shall be carried out without Planning Permission.

Part 1 - Development within the curtilage of a dwelling house

Class Variables:

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

Part 14 - Renewable Energy

Reason: To ensure that the Local Planning Authority has control over any future development of the dwelling which may adversely affect the character and appearance of the dwelling and the surrounding area.

10. No works shall be undertaken until a walkover survey of the site has taken place in order to establish the presence of protected species and the results submitted in writing to the local planning authority. Should the presence of any protected species be identified, a mitigation and phasing scheme for construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout the construction of the dwelling.

Reason: To ensure adequate protection to protected species.

11. Prior to any development activity commencing, retained trees and hedgerows (in particular the front boundary hedge fronting Kirkham Road), either individually or, where appropriate, as groups, will be protected by erecting HERAS fencing at the Root Protection Areas (RPAs) identified on a plan to be submitted to and agreed in writing by the Local Planning Authority.

Within, or at the perimeter of, these root protection areas, all of the following activities are prohibited:

- a. Lighting of fires;
- b. Storage of site equipment, vehicles, or materials of any kind;
- c. The disposal of arisings or any site waste;
- d. Any excavation;
- e. The washing out of any containers used on site.

HERAS fencing must not be removed or relocated to shorter distances from the tree without the prior agreement of the Local Planning Authority. Any work to retained trees to facilitate development or site activity must (a) be agreed in advance with the Local Planning Authority and (b) must meet the requirements of BS3998:2010 Tree Work - recommendations.

Reason: To ensure that tree root damage and damage to the aerial parts of retained trees is avoided so that the trees' health and visual amenity is not diminished by development activity.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council quoting the planning

application number. Online applications can be made through the following link:
<http://www.lancashire.gov.uk/roadsparking-and-travel/roads/vehicle-crossings.aspx>.

3. The applicant is advised that the conditions attached to the outline planning permission (ref: 15/0367) remain relevant and must be complied with in full in the implementation of this development.

Item Number: 7

Application Reference:	16/0817	Type of Application:	Full Planning Permission
Applicant:	Wainhomes (North West)	Agent :	NJL Consulting
Location:	SUNNYDALE NURSERIES, GARSTANG ROAD, LITTLE ECCLESTON WITH LARBECK, PRESTON, PR3 0XA		
Proposal:	ERECTION OF 41 NO. DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDINGS		

Decision

Outline Planning Permission:- Approve subject to the completion of a Section 106 agreement and conditions listed.

S106 Heads of Terms

- Provision, retention and operational details for 30% of the proposed dwellings to be affordable properties
- A contribution of £101,517.95 towards addressing the expected shortfall of secondary education capacity to serve the occupants of the development with this expected to be spent at Garstang Community Academy

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

Planning conditions and reasons

(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):

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

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

2. This permission relates to the following plans:

- OS Plan OS-001.
- 'Proposed Site Layout' Amended Drawing Number 16-008 0001 rev G received on 12th January 2017.
- 'Shakespeare' drawing number 4.341/P/BU/L10/300/study.
- 'Trevithick' drawing number 3.205CB/P/BU/L10300 Rev# received on 22nd December 2016
- 'Oxford' drawing number 4.309/P/BU/L10 300 Rev#
- 'Haversham' drawing number 4.342/P/BU/L10/300 Rev#

- 'Haversham SA' drawing number 4.342SA/P/BU/L10/300 Rev#
- 'Eton (new)' drawing number 4.343/P/BU/L10/300 Rev#
- 'Whitemoor (new)' drawing number 4.344/P/BU/L10 300 Rev A
- 'Cavendish' drawing number 5.340/P/BU/L10/300 Rev#
- 'Stephenson' drawing number 4.203/P/BU/L10/300 Rev A
- '2 bed churchill' drawing number 2.214/P/BU/L10/300 Rev#
- 'Baird' drawing number 3.217/P(eg)/BU/L10/300 Rev#
- 'Bell' drawing number 2.213/P/BU/L10/300 rev#
- 'Double Garage' drawing number DGL/3.0/1/B Rev#
- 'Double Garage' drawing number DGL/5.0/2/B Rev A
- 'Paired Double Garage' drawing number PGL/1.0/1/B Rev A
- 'Single Garage (Lancashire)' drawing number PGL/2.0/2/B Rev#
- 'Single Garage (Lancashire)' drawing number PGL/2.0/1/B Rev A
- 'Refuge Layout' drawing number J481/Access/Fig1 rev X
- 'Refuge Layout' drawing number J481/Access/Fig2

and the following supporting information:

- Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment (CSCA - August 2016).
- P5012 Outline Drainage Strategy (Thomas Consulting - 30/08/2016).
- P5177 Preliminary Risk Assessment (Thomas Consulting).
- Transport Statement (DTPC - September 2016).
- Landscape & Visual Impact Assessment (Urban Green - August 2016 Rev C).
- Arboricultural Report (Urban Green - August 2016).

Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Access has been applied for and any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

3. Notwithstanding the submitted details, prior to commencement of the development hereby approved, 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 provide sufficient clarity over the construction materials and in the interests of visual amenity for the dwellings, in accordance with Policy HL2 of the Fylde Borough Local Plan.

4. Notwithstanding the approved drawings detailed in condition 2, prior to commencement of the development hereby approved, drawings which indicate dual aspect dwellings to dwellings on Plot numbers 5, 6 and 34 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 Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and National Planning Policy Framework.

5. The open space area located to the north east of the application site as identified on amended 'Proposed Site Layout' drawing number 16-008 0001 revision G received on 12 January 2017 shall remain free of development and available for communal public open space use at all times thereafter.

Prior to commencement of the development hereby approved, a phasing plan for delivery of

housing, public open space and equipped play area, and landscaping shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall ensure proportional provision of public open space throughout the construction period.

Reason: To provide clarity over the extent of the built development to minimise its impact on the surrounding landscape and to ensure provision of areas of open space within it in accordance with the approved submission, in accordance with Policy HL2 and TREC17 of the adopted Fylde Borough Local Plan.

6. No development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:
- (i) a survey of the extent, scale and nature of contamination
 - (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments.
 - (iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal for the preferred option(s) to form a remediation strategy for the site.

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

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers, in accordance with Policy EP29 of the adopted Fylde Borough Local Plan (October 2005).

7. 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 (including buildings and the street scene) and to ensure that the development is not at risk of flooding, in accordance with Policy HL2 and EP30 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

8. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall provide separate systems for foul and surface water and be based on the hierarchy of drainage options in the National Planning Practice Guidance, and the following:

1. 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;
2. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
3. 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);
4. Flood water exceedance routes, both on and off site;
5. A timetable for implementation, including phasing as applicable;
6. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
7. Details of water quality controls, where applicable.

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

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

9. None of the dwellings shall be first occupied until details of a management and maintenance scheme for any sustainable drainage system required by condition 6 of this permission has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover the full lifetime of the drainage system and, as a minimum, shall include:
 - (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company.
 - (ii) arrangements concerning funding mechanisms for the ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:
 - a. On-going inspections relating to performance and asset condition assessments.
 - b. Operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets.
 - c. Any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
 - (iii) Means of access for maintenance and easements.

The drainage system shall be installed in accordance with the details in the duly approved

scheme before any of the dwellings are first occupied, and shall be managed and maintained as such thereafter.

Reason: To ensure that satisfactory measures are put in place for the management and maintenance of any sustainable drainage system throughout the lifetime of the development, to minimise the risk of flooding and to limit the potential for surcharging of the sewer network, in accordance with Policy EP25 and EP30 of the adopted Fylde Borough Local Plan (October 2005).and the National Planning Policy Framework.

10. Prior to commencement of the development hereby approved, a scheme for the design (including provision of an adequate visibility splay at the junction with Garstang Road), construction, drainage and lighting of the site access (the layout of which is shown on drawing number 16-008 0001 revision G) has been submitted to and approved in writing by the Local Planning Authority. The site access shall be constructed in full accordance with the duly approved details and made available for use before any of the dwellings hereby approved are first occupied, and the visibility splay kept free of any obstructions over 1 metre in height thereafter.

Reason: To ensure safe and convenient access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

11. Prior to commencement of the development hereby approved, a scheme detailing the off-site highway improvements works (as shown on drawing nos. J481/Access/Fig1 and J481/Offsite/Fig2 - DTPC) shall be submitted to and approved in writing by the Local Planning Authority. The required works are namely:

- (i) The provision of a ghost island right hand turn lane for westbound vehicles entering the site from Garstang Road.
- (ii) A pedestrian crossing over the carriageway of Garstang Road in the position shown on drawing no. J481/Access/Fig1.
- (iii) A pedestrian crossing over the carriageway of Garstang Road in the position shown on drawing no. J481/Offsite/Fig2.

The submitted scheme shall include siting, layout, design, construction, lighting and drainage. The approved scheme shall be implemented prior to first occupation of the development and retained thereafter

Reason: In order to secure improvements to the highway network to ensure safe and convenient access and circulation for vehicle traffic and enhanced provision for pedestrian access to the site and the adjacent settlement of Great Eccleston in the interests of road safety, in accordance with Policy HL2 and TR1 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

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

- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- Provision of any portacabins on the site.
- The erection and maintenance of security hoarding.
- Wheel washing facilities.
- Measures to control the emission of dust during construction.
- Measures to control noise and vibration during construction.

The duly approved CMS shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development, in accordance with Policy HL2 and EP27 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

13. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be.

The footpath link from the development site to Garstang Road, which is located to the frontage of Plots 40 and 41, shall be provided prior to occupation of plots 38-41 inclusive and retained thereafter.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

14. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details 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.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

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

Reason: In the interest of highway safety, to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

16. Prior to commencement of the development hereby approved, 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 provide for a 1m fence about the perimeter of the retained pond on the site. The approved scheme shall be implemented prior to occupation of the development hereby approved and retained thereafter.

Reason: In the interests of visual amenity and to ensure the safety of future residents of the development, in accordance with Policy HL2 and HL6 of the adopted Fylde Borough Local Plan

(October 2005) and the National Planning Policy Framework.

17. No development shall take place until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include construction methodology for any works within root protection areas (RPA) and provide for a Construction Exclusion Zone around the RPA of those trees/hedgerows identified as being retained on the Proposed Site Layout (amended drawing number 16-008 0001 Rev: G). The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012 and shall be maintained as such during the entirety of the construction period.

Reason: To protect existing trees and hedgerows to the periphery of site which are to be retained as part of the development, in accordance with Policy EP12 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

18. Prior to commencement of the development hereby approved, a "lighting design strategy for biodiversity" for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To safeguard retained ecological value of the site, in accordance with Policies EP18 and EP19 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

19. Notwithstanding any details shown on the approved plans, prior to commencement of the development hereby approved, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure retention of all trees and hedgerows identified on the Proposed Site Layout drawing number 16-008 0001 Rev: G as well as the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs for additional landscaping within the development.

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 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 Policy HL2, EP14 and EP18 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

20. 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.

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 Policy EP12 and EP14 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

21. No clearance of trees and shrubs 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 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 Fylde Borough Local Plan policy EP19, the provisions of the Wildlife and Countryside Act 1981 (as amended) , in accordance with Policy EP19 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

22. The separation distance between the dwelling on Plot 29 and the side elevation of the neighbouring property of Flonora shall be a minimum of 13.531, as annotated on amended Proposed Site Layout drawing number 16-008 0001 rev: G.

Reason: Due to possible in-accuracies of amended Proposed Site Layout drawing number 16-008 0001 rev: G and to safeguard the amenity of neighbouring properties, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

23. There shall be no on site works between the hours of:

08:00 - 18:00 Monday to Friday.

09:00 - 13:00 Saturday.

No on site works on Sundays or Bank Holidays.

Reason: To safeguard the amenity of neighbouring residents, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

24. Prior to commencement of the development hereby approved, a scheme for the control of noise, vibration and dust during the period of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be used throughout the construction process.

Reason: To protect the amenity of neighbours of the development, in accordance with Policy HL2 and EP26 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

25. All garages within the development hereby approved shall be made available for use prior to the occupation of each associated dwelling and be retained for use as a garage thereafter.

Reason: To ensure provision and retention of required parking within the development, in accordance with Policy T5 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

26. Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of the on-going maintenance of the communal areas of public open space / amenity landscaping, and equipped play area required by condition 27. The development shall thereafter be maintained in accordance with the approved schedule of maintenance.

Reason: To ensure that the development is implemented and maintained to a satisfactory degree into the future, in accordance with Policy HL2 of the adopted Fylde Borough Local Plan (October 2005).

27. Prior to commencement of the development hereby approved, a scheme for provision of an equipped play area on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the timescales agreed by condition 5, and retained thereafter.

Reason: To ensure appropriate provision of public open space, in accordance with Policy TREC17 of the adopted Fylde Borough Local Plan (October 2005).

28. Prior to any work at the site, including demolition of existing buildings and shrub clearance, an updated Phase 1 Ecological Assessment of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved assessment and any mitigation works contained within the Assessment that the local planning authority confirms are necessary, with these works implemented in accordance with the phasing for them outlined in the Assessment.

Reason: To safeguard the interests of ecology and habitat, in accordance with Policy EP19 of the adopted Fylde Borough Local Plan (October 2005) and the National Planning Policy Framework.

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Providing advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans during the course of the application which have overcome initial problems
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:
 - Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
 - telephoning the Area Manager South 01772 538560

writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 8

Application Reference:	16/0818	Type of Application:	Advertisement Consent
Applicant:	Story Homes Ltd	Agent :	
Location:	LAND OFF WILLOW DRIVE, RIBBY ROAD, RIBBY WITH WREA		
Proposal:	ADVERTISEMENT CONSENT FOR 2NO STATIC FLAG POLES (6M IN HEIGHT) WITH FLAGS AND 1 NO STATIC ADVERTISEMENT BOARD (4M IN HEIGHT)		

Decision

Advertisement Consent :- Granted

Conditions and Reasons

1. The advertisements hereby approved shall, unless a further period of consent is granted, be removed with any necessary re-instatement undertaken after the earliest of either a period of 5 years from the date of this consent, or the date on which the development of the dwellings has been completed and all sold.

In accordance with the provisions of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007, this is the maximum period of years for the display of advertisements; and in order to enable the Local Planning Authority to retain control over the situation.

2. This consent relates to the following details:

- Sales Sign Location Plan - Story drawing SL115.90.9.TSL
- Sales Advertisement Boards - Story drawing SL115.90.9.SL.SAB
- Sales Advertisement Flags - Story drawing SL115.90.9.SL.SAF
- Temp Sales Layout - Story drawing SL115.90.9.TSL Rev E

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

3. a) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- b) Any hoarding or similar structure, or any sign, placard board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of

Advertisements) (England) Regulations 2007.

- c) Where any advertisement is required under the regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway [including any coastal waters]; or aerodrome [civil or military].

Attached within the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative notes:

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

Item Number: 9

Application Reference:	16/0905	Type of Application:	Full Planning Permission
Applicant:	Driftstone Ltd	Agent :	Croft Goode Limited
Location:	KEENANS MILL, LORD STREET, LYTHAM ST ANNES, FY8 2DF		
Proposal:	ERECTION OF 5 X TWO STOREY DWELLINGS AND A 3 STOREY BUILDING PROVIDING 21 APARTMENTS FOLLOWING DEMOLITION OF EXISTING BUILDING WITH ACCESS FROM LORD STREET		

Decision

Full Planning Permission :- Authority to grant planning permission delegated to the Head of Planning & Regeneration, subject to resolving outstanding highways matters and subject to the following conditions (or any variation of those conditions deemed necessary by the Head of Planning & Regeneration to make the

development acceptable):

Conditions and Reasons

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

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

2. This consent relates to the following details:

Approved plans:

- Location Plan - 16-2231-PN001 Rev A
- Proposed Site Layout - 16-2231-PN002 Rev E
- Proposed Apartment Floor Plans - 16-2231-PN101 Rev D
- Proposed House Type Floor Plans & Elevations - 16-2231-PN102 Rev C
- Proposed Apartment Elevations - 16-2231-PN201 Rev C
- Proposed Street Scene - 16-2231-PN202 Rev D

Supporting Reports:

- Design and Access Statement - 16-2231-PN901 (Prepared by Croft Goode Architects)
- Phase One Desk Study Report (Prepared by Martin Environmental Solutions. Dated September 2015)
- Contaminated Land Phase Two Intrusive Investigation (Prepared by Martin Environmental Solutions. Dated February 2016)
- Report on the potential noise aspects of a housing development on land at Lord Street St Annes (Prepared by Sound Advice. Dated 23rd September 2015)
- Survey & Assessment in Respect of Bat Species and Nesting Birds (Prepared by Echo Calls Bat Surveys. Dated 11th November 2015)

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

3. The development hereby approved shall comprise of not less than 100% affordable housing, and shall not commence until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing scheme shall confirm that the affordable housing meets the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), and shall include:
 1. the tenure and type of the affordable housing provision;
 2. proposals for the management of the affordable housing and the arrangements for the transfer of the affordable housing to an affordable housing provider if any of the affordable housing is to be so transferred;
 3. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing and that the dwellings remain affordable in perpetuity;
 4. the occupancy criteria to be used to assess eligibility of potential occupiers of the affordable housing and the mechanism for the enforcement of such occupancy criteria.

The development shall be implemented and occupied in accordance with the approved scheme

at all times.

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

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

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

5. Prior to the commencement of development a scheme for the disposal of foul for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems and shall drain away from the railway line. The development shall be implemented, maintained and managed in accordance with the approved details.

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

6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

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

7. The access, turning and parking areas shall be carried out in accordance with the approved details shown on submitted plan ref: 16-2231-PN002 Rev E prior to the first occupation of any of the residential units, with those areas thereafter retained available for the parking of motor vehicles.

In order to ensure the provision of adequate off street car parking that is in keeping with the character of the area.

8. Prior to the commencement of development a detailed levels plan indicating the existing and proposed ground levels and proposed finished floor levels throughout the site shall be submitted to and approved in writing by the local planning authority. The development thereafter be implemented in full accordance with the approved plan.

To ensure that the development has an acceptable impact on neighbouring amenity and visual impact.

9. Notwithstanding any denotation on the approved plans details of all boundary treatments (including the cycle store and bin store), including their means of construction, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any built development on site. The boundary treatment running parallel with the railway line shall be trespass proof. Thereafter only those approved details shall be used in the development unless otherwise agreed in writing with the Authority.

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

10. The remediation strategy outlined on page 7 of the submitted "*Contaminated Land Phase Two Intrusive Investigation*" prepared by Martin Environmental Solutions (dated February 2016) shall be implemented in full. Should contamination be found on the site works shall cease and the Local Planning Authority shall be notified in writing. A new remediation strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the recommencement of works on site.

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

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

- a. the identification of the site access for construction traffic
- b. times of construction activity at the site
- c. times and routes of deliveries to the site
- d. the parking of vehicles of site operatives and visitors
- e. loading and unloading of plant and materials
- f. storage of plant and materials used in constructing the development
- g. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h. wheel washing facilities
- i. measures to control the emission of dust and dirt during construction
- j. a scheme for recycling/disposing of waste resulting from demolition and construction works
- k. means of demolition of the existing buildings
- l. nature/type of machinery to be used in both construction and demolition
- m. the location of any scaffolding used for the development that is to be within 10m of the boundary with the railway network

To maintain the safe operation of the pedestrian and highway network in the area limiting the impact on adjacent uses given the proximity to residential properties and the equestrian use.

12. No works shall be undertaken until a walkover survey of the site including within the existing buildings has taken place in order to establish the presence of protected species and the results submitted in writing to the local planning authority. Should the presence of any protected species be identified, a mitigation and phasing scheme for demolition and construction work in the vicinity of their nesting sites shall be submitted to and approved in writing by the local planning authority and implemented throughout the construction of the dwelling.

To ensure adequate protection to protected species.

13. Landscaping, including hard surface landscaping shall be carried out and preserved in accordance with a scheme and programme which shall be submitted to and approved by the Local Planning Authority before any development is commenced. Specific details shall include finished levels, hard surfacing materials, minor artifacts and street furniture, refuse receptacles, lighting and services as applicable. Soft landscape works shall include plans and written specifications noting species, plant size, number and densities and an implementation programme. The scheme and programme shall thereafter be varied only in accordance with proposals submitted to and approved by the Local Planning Authority and such variations shall be deemed to be incorporated in the approved scheme and programme. The approved landscaping scheme shall be implemented in a timetable of planting to be agreed in writing with the Local Planning Authority but which in any event shall be undertaken no later than the next available planting season. The developer shall advise the Local Planning Authority in writing of the date upon which landscaping works commence on site prior to the commencement of those works.

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

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

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

Informative notes:

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. The developer must submit a risk assessment and method statement (RAMS) for the proposal to the Network Rail Asset Protection Engineer once the proposal has entered the development and construction phase. The RAMS should consider all works to be undertaken within 10m of the operational railway. We require reviewing the RAMS to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. The developer should contact Network Rail Asset Protection prior to works commencing at AssetProtectionLNWNorth@networkrail.co.uk to discuss the proposal and RAMS requirements in more detail.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information. This can be done either by:

- Visiting www.lancashire.gov.uk and following the links after searching 'Vehicle Crossings'
- telephoning the Area Manager South 01772 538560
- writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application.

Item Number: 10

Application Reference: 16/0968		Type of Application:	Full Planning Pe
Applicant:	Mr Bradshaw	Agent :	KARL ZALDATS ARCHITECT
Location:	POST OFFICE HOTEL, 18 FRECKLETON STREET, KIRKHAM, PRESTON 2SP		
Proposal:	CONVERSION OF EXISTING PUBLIC HOUSE INTO 3NO SELF CONTAINED APARTMENTS (INCLUDING DEMOLITION OF SINGLE STOREY REAR EXTENS EXISTING BUILDING) AND ERECTION OF 3 NO. TOWN HOUSES TO SIDE		

Decision

Full Planning Permission :- Refused

Reasons

1. The site is located in an area where there are significant pressures on any available parking spaces as a consequence of the prevalence of terraced residential properties, and parking restrictions to ensure the free-flow of traffic. The absence of any off street parking spaces in the proposed development to serve the 6 dwellings that are proposed will increase pressures on any available spaces, and create an unacceptable risk of the parking of motor vehicles occurring in locations that are unsafe by virtue of obstructing junctions, obstructing pavements, or by the manoeuvres needed to access them. This lack of parking within the scheme is likely to exacerbate existing visual and residential amenity issues caused by inconsiderate roadside and pavement parking to the detriment of the overall character of the area and the amenity of existing and new residents.

Whilst the proposed development is located in close proximity to a range of shops, services and transport methods, and will provide a contribution to the council's housing supply and regenerate a vacant building in the conservation area these benefits do not outweigh the harm caused by the failure to provide any parking for the new dwellings.

As such the proposal is contrary to criteria 9 of Policy HL2 of the Fylde Borough Local Plan, to criteria p of Policy GD7 of the submission version of the Fylde Local Plan to 2032, and guidance in para 32 of the NPPF.

Item Number: 11

Application Reference:	16/1030	Type of Application:	Full Planning Permission
Applicant:	Fylde Borough Council	Agent :	
Location:	BEACH ADJ. NORTH BEACH CAR PARK, CLIFTON DRIVE NORTH, LYTHAM ST ANNES		
Proposal:	REPROFILING OF SAND DUNE TO ASSIST SEA DEFENCES		

Decision

Full Planning Permission: - Delegated to the Head of Planning and Regeneration following the completion of a satisfactory Habitat Regulations Assessment and any modifications to the scope and methodology of the works that are required to prevent any adverse impacts on matters of ecological importance, and subject to the following conditions and reasons.

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 consent relates to the following details:

Approved plans:

- Location Plan - Produced by Lancashire County Council and dated 22 December 2016

Supporting Reports:

- Document titled "Appendix 2 - Invitation to tender for re-profiling of a sand dune in Lytham St Annes"

Reason: For the avoidance of doubt and as agreed with the applicant / agent.

Informative notes:

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