



## **Town and Country Planning Act 1990**

### **Town and Country Planning (Development Management Procedure) (England) Order 2015**

#### **Full Planning Permission Granted**

##### **Part 1 - Particulars of Application**

**Application Number:** 19/0486

**Location:** PATHWAYS, BLACKPOOL ROAD, NEWTON WITH CLIFTON, PRESTON, PR4 3RJ

**Description:** RESIDENTIAL DEVELOPMENT OF FIVE DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (INCLUDING FOUL WATER TREATMENT PLANTS AND ATTENUATION POND) FOLLOWING DEMOLITION OF EXISTING BUNGALOW AND ALL OTHER BUILDINGS - RESUBMISSION OF APPLICATION 19/0205

##### **Part 2 - Particulars of Decision**

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof subject to the following condition(s):

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

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

2. This permission relates to the following plans:

Drawing no. 75-103 Rev B – Location plan.

Drawing no. 75-100 Rev F – Proposed site layout.

Drawing no. 75-102 Rev A – Plans and elevations, plots 1, 2, 4 & 5.

Drawing no. 75-101 Rev A – Plans and elevations, plot 3.

Drawing no. NCR/JC/PATH/Lscp 02 Rev C – Revised landscaping scheme.

Drawing no. NCR/JC/PATH/East. Prop. Rev C – Part eastern boundary extract – as proposed.

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

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

3. All existing buildings and associated appurtenances falling within the red line boundary shown on drawing no. NCR/JC/PATH/Ex. Site Rev B shall be demolished in their entirety and removed from the site before any of the dwellings hereby approved are first occupied.

Reason: The development has been permitted on the basis that it involves the complete redevelopment of the site for a new use which would have no greater impact on the Area of Separation in comparison to the existing use. Accordingly, all existing buildings connected with the present use must be removed from the site to allow and justify the site's redevelopment for the replacement residential use. The removal of existing buildings and associated appurtenances before any of the dwellings are first occupied is also required in order to avoid conflicts between the existing and proposed uses that would arise if they were to co-exist simultaneously (i.e. if the development were to be carried out in a piecemeal fashion) so as to ensure a high standard of amenity for future occupiers. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3 and GD7, and the National Planning Policy Framework.

4. None of the dwellings hereby approved shall be first occupied until a scheme for the restoration of the whole of the vehicle parking area located to the northwest side of the site access (the extent of which is identified by blue hatching on drawing no. NCR/JC/PATH/Lscp 02 Rev C) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:

- a) The cessation of the existing land use within that area and the removal of all existing hardstanding, vehicles, advertisements and any other appurtenances connected with that use.
- b) The restoration of the land to open greenspace, including details of all surface treatment and landscaping works, means of enclosure and, where necessary, a schedule of the type, species, siting, planting distances and a programme of planting of any trees, hedges and shrubs; and
- c) A timetable for implementation.

The duly approved restoration scheme shall be carried out in accordance with the details and timetable contained therein, and shall be completed in full before any of the dwellings hereby approved are first occupied, and then maintained in accordance with the approved restoration scheme thereafter.

Reason: To ensure that existing ancillary land uses connected within the current use of the site (which fall within the applicant's ownership, but outside the boundary of the development site) cease and that the affected areas are treated in a manner which is sympathetic to their countryside setting in order to provide enhancements to the landscaping of the site which would offset the development's visual impact on the surrounding landscape and Area of Separation, and to ensure that existing land uses adjoining the proposed development do not adversely affect the amenity of future occupiers of the approved dwellings as a result noise disturbance, poor outlook or any other nuisance. The condition is required in order to comply with the objectives of Fylde Local Plan to 2032 policies GD3, GD7 and ENV1, and the National Planning Policy Framework.

5. Before the dwelling on plot 3 hereby approved is first occupied, a scheme for the retention of the existing floodlights surrounding the manège to the western end of the site (the extent of which is identified by yellow hatching on drawing no. NCR/JC/PATH/Lscp 02 Rev C) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) An assessment of the effects of the existing floodlighting on surrounding occupiers (both existing and proposed, having particular regard to the future occupiers of the dwelling on plot 3) including an analysis of existing luminance levels and light spillage arising from the current floodlighting.
- b) Details of any measures to mitigate the effects of the light spillage towards

surrounding land uses (both existing and proposed) including, where necessary, modifications to the height of the existing lighting columns, the angle of installation for the floodlights and any hoods or shields to be fitted to them.

- c) Details of the times when the floodlights will and will not be switched on.

The duly approved scheme shall be implemented in accordance with the details contained therein before the dwelling on plot 3 is first occupied, and all floodlights associated with the manège shall be maintained and operated as such thereafter.

Reason: To ensure that future occupiers of the dwelling on plot 3 located adjacent to the existing manège do not experience unacceptable effects on their amenity as a result of light pollution in order to ensure a high standard of amenity for future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

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

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, no windows or doors shall be installed in any of the buildings hereby approved unless and until details of their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals and opening profile have first been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before any of the dwellings are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the rural character of surrounding buildings and the site's countryside setting in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 8. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the dwellings hereby approved shall be constructed in accordance with the finished floor levels shown on drawing no. 75-100 Rev F.

Reason: To ensure a satisfactory relationship between the proposed development and surrounding buildings, and between the approved dwellings, in the interests of ensuring a high standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

- 9. No development shall take place until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) an assessment of the potential risks to:

- human health;
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems; and
  - archaeological sites and ancient monuments.
- c) where necessary, an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

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

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

10. No above ground works shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- a) separate systems for the disposal of foul and surface water;
- b) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration;
- c) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- e) details of how the scheme will be maintained and managed after completion.

The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and shall be managed and maintained as such thereafter.

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

11. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, none of the dwellings hereby approved shall be first occupied until details of the siting, height, design, materials and finish of boundary treatments for each plot have been submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on each associated plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is

sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

12. All the means of enclosure and additional/extended areas of hardstanding (including those required to maintain existing means of vehicular and/or pedestrian access) to be constructed along the shared boundary with the property known as “Longacres” shall be constructed and made available for use in accordance with the details shown on drawing nos. NCR/JC/PATH/East. Prop. Rev C and 75-100 Rev F before any works to modify the existing internal access road through the site first take place. The duly constructed means of enclosure and additional/extended areas of hardstanding shall be retained as such thereafter.

Reason: To maintain a safe and suitable means of access to Longacres both during and after the construction period before any works to alter the existing internal access road take place and to provide an appropriate boundary treatment to screen the development from existing occupiers in interests of the privacy of neighbouring residents in accordance with the requirements of Fylde Local Plan to 2032 policy GD7.

13. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the site set out in the following plans and documents shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the approved details:

- Drawing no. NCR/JC/PATH/Lscp 02 Rev C – Revised landscaping scheme.
- Document titled “Landscaping – Planting information”.
- Document titled “Tree planting & digging of tree pits”.
- Document titled “Proposed scheme of landscape maintenance”.
- Document titled “Planting specification & maintenance”.

Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into the surrounding landscape, to enhance the character of the site and its surroundings and to provide biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

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

- a) hours of work for site preparation, delivery of materials and construction;
- b) arrangements for the parking of vehicles for site operatives and visitors;
- c) details of areas designated for the loading, unloading and storage of plant and materials;
- d) arrangements for the provision of wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- f) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
- g) measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
- h) measures to control the emission of dust and dirt during construction;

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

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

15. No above ground works shall take place until a scheme for the design, construction specification and drainage of the site access (the layout of which is shown on drawing no.75-100 Rev F) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for a minimum visibility splay of 2.4 metres x 80 metres in both directions at the junction of the site access with Blackpool Road. The site access shall be constructed in accordance with the duly approved scheme and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as “Longacres” is maintained at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splay shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 0.6 metres in height.

Reason: To ensure a suitable and safe means of access to the site for all users both during and after construction and to achieve a satisfactory standard of engineering works in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

16. No above ground works shall take place until a scheme for the siting, layout, design and construction specification of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority:
- a) The provision of a pedestrian refuge within the carriageway of Blackpool Road. The location of the pedestrian refuge should allow for the future creation of a right turn facility into the site from Blackpool Road.

The highway improvement works in the duly approved scheme shall be implemented and made available for use before any of the dwellings hereby approved are first occupied.

Reason: To secure appropriate and proportionate improvements to surrounding highway infrastructure that provide a safe and suitable means of access for all highway users in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel in accordance with the requirements of Fylde Local Plan to 2032 policies GD7 and T4, and the National Planning Policy Framework.

17. No above ground works shall take place until a scheme for the design, construction specification, surface treatment and drainage of: (i) the proposed estate road (including associated footways); (ii) the extended vehicle access into the property known as “Longacres”; and (iii) all other hard landscaped areas within the site (as shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C), has been submitted to and approved in writing by the Local Planning Authority. The feature described in (ii) shall be constructed and made available for use concurrently with any works to modify the existing internal access road through the site, ensuring that access to the property known as “Longacres” is maintained at all times, and the features described in (i) and (iii) shall be constructed and made available for use before any of the dwellings hereby approved are first occupied, all in accordance with the details in the duly approved scheme.

Reason: To ensure a satisfactory standard of engineering works for the construction of roads and footways to serve the development and to provide satisfactory facilities for vehicle access,

circulation and manoeuvring in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

18. None of the dwellings hereby approved shall be first occupied unless and until a scheme for the future management and maintenance of the estate road and associated footways shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out arrangements for adoption of the estate road by an appropriate public body or statutory undertaker, or management and maintenance by a private management company. The estate road and associated footways shall thereafter be managed and maintained in accordance with the duly approved scheme.

Reason: To ensure that suitable arrangements are put in place for the future management and maintenance of communal areas intended to provide access to the development, to ensure that a safe and suitable means of access to the site is maintained for all users in the interests of highway safety, and to safeguard the amenity of future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

19. The car parking spaces for each dwelling shown on drawing no. NCR/JC/PATH/Lscp 02 Rev C shall be laid out and made available for use in accordance with the details shown on the approved plan before each associated dwelling is first occupied. The duly constructed parking spaces shall be retained as such thereafter for the parking of vehicles.

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

20. If all the existing buildings on the site that are to be removed as part of the development (the locations of which are shown on drawing no. NCR/JC/PATH/EX. Site Rev B) have not been demolished by 30 April 2020 (and/or where demolition of each building in question has not already commenced), then no demolition works shall take place unless and until further survey(s) have been undertaken to establish whether the existing buildings on the site are utilised by bats and the results submitted to and approved in writing by the Local Planning Authority. If those surveys establish such a use, then no development shall take place until a comprehensive method statement indicating how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including the siting and design of habitat compensation and enhancement measures) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any of the dwellings hereby approved are first occupied, and shall be retained as such thereafter.

Reason: The existing bat surveys undertaken are valid for a limited period of time. In the event that development is delayed, further surveys are required to establish whether habitats on the site which are potentially suitable to support bats are (or have become) used by these species since the initial surveys were carried out. If the additional surveys reveal that such a presence has become established, then there will be a requirement to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

21. No clearance of any vegetation (either in preparation for or during the course of development)

shall take place during the bird nesting season (between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

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

22. No development shall take place until a survey to determine whether any invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) are present on or in close proximity to the site has been submitted to and approved in writing by the Local Planning Authority. If the survey identifies the presence of any invasive plant species on or within 7 metres of the site a method statement detailing avoidance, control and eradication measures for the invasive species in question shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall thereafter be carried out in full accordance with the duly approved method statement.

Reason: To avoid the spread and ensure the satisfactory treatment and disposal of invasive plant species during site preparation works before any development commences in accordance with the requirements of Fylde Local Plan to 2032 policies GD9 and ENV2, and the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

23. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), none of the dwellings hereby approved shall be altered or extended, and no buildings or structures shall be erected within their curtilage.

Reason: The development has been permitted within the Area of Separation on the basis that the site's redevelopment for housing would have no greater impact on the function and purposes of designating land within the Area of Separation in comparison to the existing development. Accordingly, it is necessary to withdraw permitted development rights that would otherwise allow the construction of large extensions, alterations to roofspace and/or the erection of large outbuildings within garden areas of the dwellings in order to ensure that such development would not undermine the function and purposes of the Area of Separation in accordance with the requirements of Fylde Local Plan to 2032 policies GD3 and H7.

#### **SUMMARY OF RELEVANT POLICIES & GUIDANCE**

This decision has been made having regard to the guidance provided by the National Planning Policy Framework and the policies contained within the adopted Development Plan which comprises the policies of the Fylde Local Plan to 2032 and all other relevant planning guidance and in particular policies:

##### **Fylde Local Plan to 2032:**

CL1 Flood Alleviation, Water Quality and Water Efficiency

CL2 Surface Water Run-Off and Sustainable Drainage

DLF1 Development Locations for Fylde



ENV1	Landscape
ENV2	Biodiversity
GD3	Areas of Separation
GD7	Achieving Good Design in Development
GD9	Contaminated Land
H1	Housing Delivery and the Allocation of Housing Land
H2	Density and Mix of New Residential Development
INF1	Service Accessibility and Infrastructure
S1	The Proposed Settlement Hierarchy
T4	Enhancing Sustainable Transport Choice
T5	Parking Standards

**Informative notes:**

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

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

2. With reference to conditions 16, 17 and 18 of this permission, and before any development commences, the applicant is advised to contact the Local Highway Authority (Lancashire County Council) in order to determine the need for any section 38 and/or section 278 agreements under the Highways Act (1980) with regard to the adoption of any new estate roads and/or any engineering works within the adopted highway.

**Date of Decision:** 11/10/2019

**Signed:**



Mr P. Walker  
 Director of Development Services  
 Fylde Borough Council  
 Town Hall  
 Lytham St Annes, FY8 1LW

ASHTON  
PRESTON  
PR2 1AJ

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD  
MAKE THE DEVELOPMENT UNAUTHORISED**

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

**IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED**

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.
- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £34 for householder applications and £116 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact [addresses@fylde.gov.uk](mailto:addresses@fylde.gov.uk) or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

**IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED**

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority’s refusal of permission/consent are as follows:
  - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
  - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
  - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
  - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

**SAVE THAT** in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

- within **28 days** from the date of the Local Planning Authority's decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
- within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/planning-inspectorate>.