

I live at [REDACTED], opposite the proposed Morecambe substation. I would like to request an accompanied site visit of lower lane. There may have already been one but as a resident I would have liked to have been asked to attend this in order to offer my knowledge of the lane. I have lived in the village [REDACTED] years and lived on lower lane for the last [REDACTED] years. I know this road really well and have done since childhood. This road is only suitable for local residents and people with local knowledge of the road who realise the necessity for responsible driving whilst using it as a alternative route if kirkham road is shut down for any reason or maybe during school opening and closing hours. It has 4 blind bends, is single track at points (which I can point out if invited to) 90% of the lane has no footpath or cycle path and has hedgerows almost to the edges of the road. This is beautiful countryside and is used frequently by walkers (including myself, wife and daughter) and also used by cyclists. So at any point on the road, never mind the single track points, where two passing cars could potentially cross each other at the same point as a pedestrian is on the road (remember the 4 blind bends) it could result in a fatal accident as the pedestrian has no where to escape to. The person I bought [REDACTED] from, together with his sister both lost there lives on lower lane in a car accident close to where my house is, this is a dangerous lane when used by people who have no local knowledge and understanding of the lane and it's blind bends and junctions onto the A584. I applied for planning in 2013 to replace some agricultural buildings, together with 4 stables for my horses. Permission was granted but on the strict stipulation that they must only be used for personal use and not to used for business or commercial use due to the dangerous nature of lower lane regarding highway safety. Please see attached planning permission from application number 13/0600 Fylde Borough Council and notice the footnote under paragraphs 5,6 and 7.

Please also see attached the minutes from the planning meeting at Freckleton Parish Council from the 14th October 2013 and their comments for local guidance advice to the Fylde Borough Council.

I Quote," Supports the application if this is used for domestic use and not business purposes mainly due to the the access being situated on a DANGEROUS road "

This was not proposed for any other reason than their concern of the Risk to Life of my family and other road users. Lower Lane has to be out of bounds where possible for drivers who do not have the local knowledge. Lower lane is also a fragile road and has many potholes which locals know the position of them and can drive accordingly, whereas as drivers not from the area don't slow down and tend to swerve to miss them at the last minute, another dangerous scenario.

So in summing up should you allow the use of lower lane to be opened up to construction workers from outside the local area then you are basically putting a price on my families and my life by allowing this to happen. You would be saying that we are putting this families life in danger in order to support a 3rd party's interests. This applicant has already ruined our past, present and future and they are now showing total and utter disregard for our safety. This would surely be against the European Convention on Human Rights, and should this be allowed I would seek further advice with regards registering my position to the ECHR.

Please do not allow the use of Lower Lane for this project.

Kind Regards

David Barlow



**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2010**

Full Planning Permission Granted

Part 1 - Particulars of Application

Application Number: 13/0600

Location:



Description: RE-SUBMISSION OF 12/0559 PROPOSED ERECTION OF TWO NO. AGRICULTURAL STORAGE BUILDINGS, STABLE BLOCK, AND OPEN AIR EXERCISE Paddock FOR PRIVATE EQUESTRIAN USE.

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 only for the carrying out of development referred to in Part 1 hereof in accordance with the actual development proposal specified on your submitted application form and the relevant plan, a stamped copy of which is returned with this notice, subject to the following conditions(s) and reasons(s):

- 1 The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

- 2 Prior to the commencement of any works associated with its construction, a schedule of the materials of construction for the storage building shown to replace an existing round top building on Eastham Design Associates drawing 832-12-03 Rev D hereby approved, shall be submitted to and approved in writing by the local planning authority. Notwithstanding the materials indicated on the submitted plan the materials shall be a brick to match the colour and texture of the existing dwelling, with a slate or slate tiled roof and timber doors. This building shall only be constructed in the materials as approved under this condition.

To deliver an appropriate finish to the building to reflect the rural character of the site and its surroundings as required by Policy HL5 and Policy EP11 of the Fylde Borough Local Plan.

- 3 Prior to the commencement of any works associated with its construction, a schedule of the materials of construction for the stable building as shown on Eastham Design Associates drawing

832-12-03 Rev D hereby approved, shall be submitted to and approved in writing by the local planning authority. Notwithstanding the materials indicated on the submitted plan the materials shall be a timber construction for all side elevations with a stain colour to be suggested by the developer, with a slate or slate tiled roof and timber stained doors. This building shall only be constructed in the materials as approved under this condition.

To deliver an appropriate finish to the building to reflect the rural character of the site and its surroundings as required by Policy EP11 of the Fylde Borough Local Plan.

- 4 Prior to the commencement of any works associated with its construction, a schedule of the materials of construction for the agricultural store building as shown on Eastham Design Associates drawing 832-12-03 Rev D hereby approved, shall be submitted to and approved in writing by the local planning authority. The materials shall be as shown on the submitted plan with a stain colour to be suggested by the developer. This building shall only be constructed in the materials as approved under this condition.

To deliver an appropriate finish to the building to reflect the rural character of the site and its surroundings as required by Policy EP11 of the Fylde Borough Local Plan.

- 5 The storage building shown to replace an existing round top building on Eastham Design Associates drawing 832-12-03 Rev D hereby approved shall only be used for private domestic storage associated with the occupation of the dwelling () and for uses associated with the private equestrian use of site as hereby approved.

In order to control the extent of the activity associated with this structure in the interests of the open character of the green belt, highway safety and surrounding residential amenity.

- 6 That the stables and ménage hereby approved shall only be used for private equestrian uses incidental to the occupation of the occupation of the dwelling (). In particular, they shall not be used for commercial livery, horse schooling, rider training or other commercial purpose.

In order to control the extent of the activity associated with this structure in the interests of the open character of the green belt, highway safety and surrounding residential amenity.

- 7 That the agricultural store building hereby approved shall only be used to house materials, feed and equipment associated with the private equestrian use of site or for the maintenance of land associated with dwelling. Should this building not be needed for that purpose then it shall be removed from the site and the land reinstated as grazing land within 6 months of the cessation of the use.

In order to control the extent of the activity associated with this structure in the interests of the open character of the green belt, highway safety and surrounding residential amenity.

- 8 Prior to the installation of any lighting at the site, full details of the design, location, direction and power of any method of illumination shall be submitted to and agreed in writing by the Local Planning Authority. Any such illumination erected at the site shall be in accordance with this agreed scheme

To ensure that the level of illumination is appropriate in design and amount for the site and so does not lead to excessive glare or distraction to neighbouring residents or the character of the area in general.

- 9 That prior to the first use of the stables hereby approved, a scheme for the containment and

storage of manure shall be submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that all manure generated on the site be stored in such a manner (in sealed bags, sheeted manure store, etc) that rainwater is not able to percolate through and so lead to potential contamination of ground water or nearby watercourses. The approved scheme shall be operated at all times when horses are kept at the site.

To prevent the pollution of controlled waters.

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

1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) You, your agent or any other person responsible for implementing this permission should immediately inform the Development Management Section of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2) This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, i.e. a "condition precedent", the following should also be noted:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

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 saved policies of: the Fylde Borough Local Plan and all other relevant planning guidance and in particular policies:

Fylde Borough Local Plan:

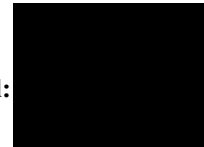
- EP11 Building design & landscape character
- HL05 House extensions
- SP03 Development in green belt
- SP13 Stables & equestrian centres, kennels & catteries

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

Date of Decision: 16/01/2014

Signed:



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



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9 Ash Grove
Wrea Green
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Lancashire
PR4 2NY

Freckleton Parish Council

Minutes of the Planning Committee Meeting held on Monday 14th October 2013

Present: Councillor C Robb (Chair)

Councillors Mrs S Delany, Mrs G Cowell, Mrs J Cartmell, K Mckay, St J Greenhough, Trevor Fiddler, Mrs M Whitehead, Mrs L Willis & P Walton

1) To accept Apologies for absence

No apologies were received from Councillor`s Threlfall & Rigby

2) Public participation

2 members of the public were present. One member of the public was present to explain application no. 13/0600 [REDACTED]

3) To record declaration of interest from members in any item to be discussed.

There were no declarations of interest.

4) To approve the minutes of the meeting held on Monday 9th September 2013

It was resolved that the minutes of the meeting held on Monday 9th September 2013, previously circulated, be approved and signed by the Chairman.

5) To consider the following applications:

App. No.	Location	Description	Decision	Comments
13/0600	[REDACTED]	Re-submission of 12/0559 – Proposed erection of replacement agricultural barn, 1 x stable block, erection of associated agricultural storage barn and an adjacent open air exercise paddock for private use	Supports	If this is only used for domestic use and not for business purposes mainly due to the access being situated on a dangerous road.

6) To review the applications dealt with outside of committee

App. No.	Location	Description	Decision
13/0542	[REDACTED]	Proposed single storey rear extension and new orangery to rear	Supports

7) To Consider the information regarding the Adoption of Lancashire`s minerals and waste site allocation and development management policies Local Plan

The document was noted for information

8) Consultation News

The document was noted

9) To review the applications considered by FBC:

The following applications were reviewed

Number	address	Description	FBC Decision	Freckleton decision	FC comments
13/0413	████████	Proposed formation of dormer to front roofslope and extension of existing dormer to rear	Refused	Supports	
13/0406	████████	Renewal of planning permission 10/0413 – Proposed single storey side extension to existing garage and roof lift to existing garage	Granted	Supports	
13/0408	████████	Proposed two storey side extension and single storey rear extension	Granted	Supports	
13/0026	Lamaleach Residential Park	Variation of condition 7 of planning consent 5/80/1065 for the siting of an additional 4 residential pitches to make a total of 121 pitches	Granted	Supports	
13/0315	Freckleton Boat Yard	Proposed single storey extension to existing workshop	Granted	Objects	<p>The Parish Council Strongly Objects to the above proposal for the following reasons:</p> <p>The boatyard should be used as a boatyard, no change of use has been applied for</p> <p>Hazardous materials are being used next to a public footpath, therefore this is an environmental hazard</p> <p>There is no separate storage arrangement for the waste</p> <p>This area has inadequate access for an industrial area</p> <p>The premises is within 20 metre`s of a water course, and is at a risk of flooding</p>
13/0494	████████	Proposed conversion of existing ground floor shop unit to 1 bedroom apartment with addition of bay window to front and 900mm high boundary wall	Granted	Supports	
13/0380	████████	Proposed single storey side extension to the north side, rear extension to north east corner and replacement conservatory to the south east corner	Granted	Supports	

There being no further business the Chairman closed the meeting.

Signed..Councillor C Robb....

Date.....12th November 2013..