

Please note my action point 47 submission regarding Lower Lane as requested by the EXA for Deadline 4.

I live opposite the proposed Morecambe substation [REDACTED], together with my wife [REDACTED] and daughter [REDACTED].

I made the point that Lower Lane is a very dangerous road and that it is not suitable to encourage further traffic along that road by allowing the project to install a main entrance or rather a second entrance into the substation within around 70 metres from my property.

I know the dangers from personal experience's (3 accidents all caused by people from outwith the area) together with other accidents I have witnessed over the years.

As I mentioned at the hearing both the previous owner of my property alongside his sister very sadly lost their lives at the Lower Lane/A584 junction. This road is used by many walkers, including my family, lots of cyclists and hackers who have no means of escape due to there being no pathways or footpaths.

This particular accident I witnessed and mentioned at the hearing, happened only a month ago on the 30th June where a car ended up on its roof at the Lower Lane junction, making this further proof that the dangers are real. There are many more instances that I have not witnessed in real time however I am aware of them as they are always a talking point within the community.

The EXA asked for me to provide the photo I took from my van at the junction and this is shown in attachment 1.

To further substantiate my concern's I would like you to view comments made by Freckleton Parish Council and Fylde Borough Council regarding my own planning application for the installation of 4 x stables, Barn and Sand Paddock. Please bear in mind I had not applied for planning consent for commercial of business use regarding this application, yet both councils took it upon themselves to include these safety provisions and conditions because they felt them to be legitimate safety issues regarding the highway safety for both myself my family and other road users.

Please see attachment 2 from the Freckleton Parish Council.

You will note that Freckleton Parish Council clearly stated that my property could not be used for any business purposes due to the dangerous nature of Lower Lane. These comments are made by people who live in the village, they are concerned for the community, and hold concerns for people using the road from outside of the community. Like myself, and I have lived here [REDACTED] years, they know the potential dangers, the applicants don't, we drive down the road every day, we have to as we live there. The applicants can measure as many widths and install as many cables across the road for traffic counts as they want to suit their narrative but this serves no purpose whatsoever and will not mitigate the potential dangers. I implore the EXA to listen to the community and the people who use this road every day.

You will also note from attachment 3 (item 6) that the Fylde Borough Council stated quite clearly and I quote, FBC comments App. No 13/0600 "That the stables and ménage hereby approved shall only be used for private equestrian uses incidental to the occupation of the occupation dwelling ([REDACTED]). In particular, they shall not be used for commercial livery, horse schooling, rider training or any 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".

Having digested these comment's I hope that you will appreciate why I find the M&M application shows a complete contradiction to these concerns when they intend to put a main access to the substation some 70 metres from my house on Lower Lane.

The applicant continues to state the road will only be used for commercial vans, 4 x 4 vehicles and cars, however that's exactly what we don't want to happen. That's like saying if a 4 x 4 runs you over you will be ok. The applicant continues to state that the HGV vehicles will use the new road from the A584 and will not be using Lower Lane. What we need to understand here is that any vehicle coming to site will be from outside contractors using their satellite navigations to get to the site and these will direct them towards Lower Lane, once on Lower Lane there would be little opportunity to turn these HGV's round and they would just end up using the entrance to the site on lower lane.

[REDACTED] mentioned Lower Lane at SH2 and firmly expressed his objections to using lower lane.

Should this DCO be approved and also the use of Lower Lane then this entrance must only be allowed to be constructed and used once this project is finished and commissioned.

Allow me please to explain to you exactly what will happen. Firstly, imagine the amount of vans, 4 x 4's and cars that will be using Lower Lane for a project of this magnitude, it will be enormous. Apart from the safety issues on Lower Lane this project will force people to then use Kirkham Rd, on which we have an already congested area around the Strike Lane primary school. It will cause grave concerns for the parents of children who go to that school. This area has unfortunately already experienced an unimaginable loss of life and the last thing it needs is for this to happen again. We must listen to the people who live here and not try to mitigate potential dangers to suit the applicant's narrative as one more accident is one to many.

I sincerely hope my concerns are recognised and I take this opportunity to thank the EXA panel for allowing me to air my views as a dedicated action point in the interest of public safety.

Kind regards

David Barlow.

08:03

100%

30 June

16:01





**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 (Marybank Farm) 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 dwelling (Marybank Farm). 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:

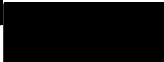
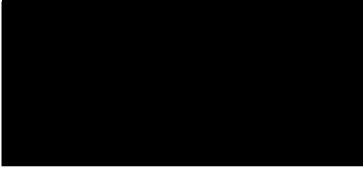
Fylde Borough Local Plan:

- 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



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



Eastham Design Associates Ltd
9 Ash Grove
Wrea Green
Preston
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. [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
[REDACTED]	[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
[REDACTED]	[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