

Freckleton Parish Council

Planning Committee Meeting

Minutes of the Planning Committee Meeting held on Monday 11th January 2016

Present: Councillor St J Greenhough (Chair)
Councillors, Mrs P Holt, Mrs N Griffiths, P Walton, Mrs. J Cartmell,
Mrs. S Delany, Mrs M Whitehead and Lewis Rigby.

1) To accept Apologies for absence

T Threlfall & T Fiddler. Other meetings. K McKay away on business and C Robb was sick.
It was resolved to accept the reason for absence

2) Public participation

There was no participation from the public.

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

Mrs P Holt declared an interest on application 15/0842

4) To approve the minutes of the meeting held on Monday 14th December 2015

It was resolved that the minutes of the meeting held on Monday 14th December 2015, previously circulated, be approved.

5) The following applications were reviewed:

App. No.	Location	Description	Decision
15/0842	Donkey creek farm, Naze lane east, Freckleton PR4 1UN	Change of use of agricultural land to form 36 holiday touring caravan site with associated extension to internal access road. Erection of wardens' lodge and erection of facilities building and other ancillary development.	The Parish Council objects to the planning application. See comments below.
15/0843	Willow View Cottage Kirkham Road Freckleton PR4 1HU	Erection of 2 detached dwellings to rear following removal of existing outbuildings.	The Parish Council objects to the planning application due to the land being green belt and FBC have categorically stated that there would be no building on green belt land. Also FBC have stated there would be no more building on Kirkham road. The council also want noting that the planned buildings are considerably bigger than the ones they are replacing.

15/0842 Donkey creek farm, Naze lane east, Freckleton PR4 1UN

The Parish Council objects to the application for the following reasons.

- 1) The proximity of the site to the end of the Warton runway may be an issue with regard to the effects of noise from aircraft preparing for take-off. Whilst the airfield is not as busy as it once was, the noise level on the airfield may be potentially damaging to hearing of people using the site. This will be particularly the case when certain aircraft types require engine health checks at full power for periods prior to take-off. The Tornado doing engine checks

prior to take off would be no more than 200 yards from the caravan site and that people (especially children) in the vicinity would need ear defenders.

- 2) The site access is via the entrance to the existing boat yards on Naze Lane East. This has always constituted a traffic hazard, especially to vehicles travelling from the centre of Freckleton out towards the site. The visibility round this bend is blind, although visibility for traffic travelling toward Freckleton is somewhat better. There have already been a number of near misses over the years and the proposed use would appear to increase the hazard caused quite significantly, especially given the nature of the likely traffic, which would tend to be slow moving on the bend.
- 3) A further concern that will affect all residents of Freckleton relates to the increase in traffic through the village centre, which is the only viable access route to the site. We have seen a creeping increased use by heavy vehicular traffic, following the commencement of operation of two bus companies and the activity of two firms of contractors, the latter two causing most problems with their traffic.

It seems to us that encouraging further additional traffic through the village flies in the face of the logic that resulted in the construction of the by-pass.

- 4) The other major concern relates the disposal of sewage, from the equivalent of a sizeable property development, in terms of potential numbers of users. The applicant states an intention to connect to a mains sewer. However, as residents of the area for some 30+ years, the only sewer we are aware of is the one that runs under the runway of the airfield, into the old camp/industrial estate and thence down to an outlet close to the Warton south gate.

This outlet was stopped some years ago and a pumping station provided to pump the effluent back, routing along Pool Lane, Stoney Lane and Naze Lane East to connect with the existing mains at the end of Green Lane/Naze Lane East. This recent main is small diameter and pressurised. We residents were advised that no further connections to the old main would be permitted, due to the capacity being limited and accordingly, any new developments down on the Naze use septic tank systems.

Given this, it remains unclear as to which sewer is being proposed for use.

- 5) There is another general concern, arising from the events of this past weekend and the heavy rainfall. The surface drainage of the site must be somewhat questionable, especially given the disturbance to the original land drains that has resulted from the previous developments in the adjacent boat yards. Also, it was noted that significant run-off from the field at the opposite, western end contributed to the inundation of Naze Lane East, where clearly the damage to drains and ditches over the years has resulted in the road flooding.
- 6) The owner is stated on the application as Mr Arnold Holt. This is incorrect. Mr Holt does not own the land.
- 7) The Council supports BAE's reasons for opposing the application.

Signed.....St J Greenhough, Chairman

Date08/02/16.....