

**Minutes of the Planning Committee Meeting held on Monday 1<sup>st</sup> July 2024**

**Present:** Councillor K McKay (Chair), Mrs C Thomas, Mrs L Willis, Mrs N Whalley, T Fiddler, Mrs J Atherton, Mrs N Griffiths, Mrs P Mulholland. Mrs F C-Wilson and A Smith.

- 1) **To accept Apologies for Absence.** - Mrs D Dickinson – Holiday.
- 2) **To record declaration of interest from members in any item to be discussed.** – None
- 3) **Public participation** – None
- 4) **The following applications were reviewed:**

App. No.	Location	Description	Decision
24/0289	13 Rydal Avenue Freckleton PR4 1DJ	Extension and alteration of the dwelling: 1) single storey rear extension, 2) replacement of flat roof with pitched roof to front elevation and replacement of garage door with window to facilitate change of use of garage to habitable accommodation, 3) reconfiguration of windows to east facing side elevation, 4) new window to west facing side elevation, 5) render of dwelling.	Freckleton Parish Council support this application.
24/0304	BAE Systems Warton Aerodrome Lytham Road Bryning with Warton Lancashire PR4 1AX	Installation of new fencing, security gates, security barrier, and gate house, and reconfiguration of existing access and car parking areas to form new internal access roads and associated hardstanding to facilitate operation of the site as an enterprise zone.	Freckleton Parish Council support this application.
24/0316	1 Lower Lane Freckleton PR4 1HH	Demolition of existing single storey conservatory to front elevation and construction of new single storey extension	Freckleton Parish Council support this application
24/0650	Dibbs Cottage Brades Lane Freckleton PR4 1HG	Extension and alteration of the dwelling to form residential annex: 1) External alteration, extension and conversion of garage including replacement of garage door with bay window, first floor extension above garage, 2 storey and single storey extension to the rear of the garage. extension and alteration of the dwelling, including: 1) Replacement of single storey front extension with porch, 2) Demolition of conservatory and construction of single and first floor extensions to rear, 3) Replacement of hipped roof of rear wall dormer with pitched roof, 4) Replacement and new window openings to front, west facing side and rear elevations, 5) Patio door insertion to west facing side elevation.	Please see comments below

Application 23/0650 – Dibbs Cottage, Brades Lane, Freckleton PR4 1HG

Whilst the Parish Council are supportive of the plans for rebuilding of this property, there are concerns that require to be considered.

- 1) Whilst the property is being extended to cover the future needs of the current owners, there has been a reduction in available parking area by removal of the double garage which has not been compensated for by increasing the external parking on site.
- 2) Access to the site is via Brades Lane, an unadopted single track lane which forms an Occupation for the users of the lane to access their properties and who maintain the paved section of road. The lane has become impassable to vehicles at its western end beyond the neighbouring Dibbs Farm, where it has become an overgrown farm track, effectively reducing the lane to a cul-de-sac with the entrance being on Preston New Road. Permanent access along the length of Brades Lane from Preston New Road to Dibbs Farm should be maintained at all times, especially to permit Emergency Services access. This may impact on the access design to Dibbs Cottage itself to accommodate these services, as has happened with other newer properties.
- 3) It is noted that the applicant intends to use a nearby farm to store his materials during build, which will increase traffic and nuisance along the Brades Lane access to the property.
- 4) A new septic waste installation is proposed. The outflow is planned to be to a ditch at the southern side of the property. However, this ditch is owned by Freckleton Marsh and does itself feed into the protected water courses relating to the River Dow, a protected system connecting to the Ribble SSSI and RAMSAR sites. Approval of the EA and Marsh Owners will be required for this new installation.

Signed.....N Griffiths, Chairman.....

Date.....02/09/24.....