

**Minutes of the Planning Committee Meeting held on Monday 6<sup>th</sup> October 2025**

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

**1) To accept Apologies for Absence.**

Mrs N Whalley – Holiday. Mrs J Atherton – Sick. It was resolved to accept the reason for absence.

**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
25/0270	Lower Lane Service Station Preston New Road Freckleton PR4 1HN	Demolition of existing car wash and workshop facility and construction of petrol filling station (use class sui generis) with 185 square metres of retail floor space (use class e), erection of canopy over forecourt, construction of two freestanding jet wash bays, installation of 2.4-metre-high acoustic fencing to perimeter of jet wash bays, provision of vehicle parking and associated infrastructure	Freckleton Parish Council object to this application.  See comments below.
25/0503	The Barn Bottoms Farm Pool Lane Freckleton PR4 1UH	Change of use of agricultural land to equine land and the erection of three number private stables, turn out sand paddocks and ancillary hard standings (retrospective)	Freckleton Parish Council support this application
25/0534	3 Sunnyside Close Freckleton PR4 1YJ	Retrospective application for single storey rear and side extensions	Freckleton Parish Council support this application
25/0541	Land West of Parrox Lane Newton with Clifton Preston	Installation of a 32-hectare solar farm, with associated infrastructure including: series of solar photovoltaic arrays, switch rooms, substations, inverters power stations, fencing, pole mounted cctv cameras, access tracks and landscaping and biodiversity measures.	Freckleton Parish Council object to this application.  See comments below.
25/0556	25 Green Lane West Freckleton PR4 1SL	Demolition of conservatory to rear and erection of single storey rear extension.	Freckleton Parish Council support this application
25/0524	2 Richardson Close Freckleton PR4 1PF	Erection of detached outbuilding to front garden for use as home office (retrospective application)	Freckleton Parish Council object to this application. Due to it being overbearing, unsightly and past the building line.

**Application 24/0270**

Similar to the previous application to re-establish this site. However, it is designated greenbelt. The applicant has offered reasons as to why the application might be accepted as development of greenbelt but has failed to account for the impact on local amenity (primarily the residents) and the out of character nature of the development.

The surface water run-off is to be to the "ditch" at the rear of the site, which appears to run into a culvert. This is the Waxy Brook, a tributary to the river Dow which is a protected river. It feeds the Ribble RAMSAR site. It is not appropriate that contaminated surface water be allowed to enter the system.

Despite the flood risk assessment, the area has an extensive history of flooding, mainly driven by the constraints provided by the culvert and its possibility of being blocked by debris.

The road access is dangerous with the turn in being off the 50mph zone off the A584, or via the use of the Lower Lane crossing. LCC Highways have objected and provided evidence of the accident history at that spot.

**Application 25/0541**

This plan has already been rejected by both LCC Highways & Newton & Clifton PC when access was to be made via Parrox Lane.

Resubmission to change access to be via Lower Lane and then Eeka Lane and the track over the River Dow.

Lower Lane – Issues are, access for HGV traffic via Lower Lane at the northern end. There are tight right-angle bends on lower lane at Quaker's wood – at southern end, there is a tight right-angle bend before reaching the A584. Note that the straight route, used by cars, is unadopted and unsurfaced and not suitable for HGV traffic.

Eeka Lane – access is via a very tight T-junction close to Quakers Wood. The lane is a designated bridleway and is used for movement of animals on the adjacent farms. It is a single-track farm lane and unsuitable for the proposed use.

The path from Eeka Lane to the proposed site has to cross the River Dow, a main River and tributary to the Ribble RAMSAR protected sites. It is served by a clap bridge, which should be preserved. On both sides, access is restricted and on the eastern side of the river, it passes through an old sewage farm, which still seems to be discharging into the river.

There are also concerns as to the cumulative impact of this proposed development on the character of the Fylde, especially when taking the plans for Clifton March and Morgan and Morecambe wind farm into account. It is unclear how these would interact with each other, given that they are both seeking access via the same route or adjacent to it.

**Signed Mrs C Thomas (Chairman)****Date 3<sup>rd</sup> November 2025**