

Minutes of the Planning Committee Meeting held on Monday 6th July 2026.

Present: Councillor K McKay (Chair), Mrs N Griffiths, Mrs L Willis, Mrs D Dickinson, Mrs P Mulholland, T Threlfall, A Smith, Mrs N Whalley, Mrs F Craig-Wilson, T Fiddler, Mrs J Atherton

- 1) **To accept Apologies for Absence.**
Mrs C Thomas – The reason was accepted.
- 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
26/0292	LAND EAST OF HARFORD PRESTON NEW ROAD FRECKLETON PRESTON PR4 1HN	PERMISSION IN PRINCIPLE FOR ERECTION OF UP TO 6 NO. DWELLINGS	This is an outline planning application that attempts to re-classify the land as Grey Belt. No details are provided, as yet. The area of proposed development is designated Green Belt and any previous activities on this land are commensurate with allowed uses under this designation, i.e. essentially agricultural. It should remain Green Belt. The access, whilst not subject to detail design as yet, will pose a problem as this is directly onto a 50 mph A road, close to a road crossing with a record of accidents, some of which have been serious. The Parish Council must express concerns with regard to the safety aspects of the proposal. There are errors in the stated Environmental Statement. At the rear of the site, the drainage ditch that exists there is the Waxy Brook, (related to the adjacent Waxy Lane). This enters a culvert behind the adjacent garage site at the Lower Lane corner before re-emerging close to the Marsh Gate in Freckleton, where it joins the River Dow, a main tributary to the Ribble and the associated RAMSAR protected areas. So there is a direct connection of the site to the protected areas, not as suggested by the formal note provided. In conclusion, the Parish Council cannot support this application.

Sequence 2448

Initialled

26/0162	69A LYTHAM ROAD FRECKLETON LANCASHIRE PR4 1AB	PRIOR APPROVAL FOR CHANGE OF USE OF BUILDINGS TO TWO DWELLINGS PURSUANT TO SCHEDULE 2, PART 3, CLASS MA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015.	The plan is for the development of an existing building that sits behind the terrace of buildings on the south side of Lytham Road to provide two two-story dwellings. Whilst such a development seems possible, there are major observations on the application. Firstly, access to the site is via a narrow ginnel - about 1m wide, severely limiting access. There are no available parking areas associated with the site, which therefore fails the modern test of required parking for residential property developments. LCC Highways have raised issues resulting from this as there is inadequate access for delivery of materials or parking of the associated vehicles used by contractors and Lytham Road is already congested with major problems at most time of day or even night. The poor access raises issues for the local bus service operations and will remain an issue for Emergency Services access if the build is completed. The Parish Council must therefore oppose this application.
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Signed: Cllr Mrs N Whalley

Date: 7th September 2026