

Minutes of the Planning Committee Meeting held on Tuesday 26th May 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.

1) To accept Apologies for Absence.

Mrs C Thomas – Other business.

Mr T Fiddler – Other business.

Mrs J Atherton – 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
25/0270	LOWER LANE SERVICE STATION PRESETON NEW ROAD FRECKLETON LANCASHIRE 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 ONE FREESTANDING JET WASH BAY, INSTALLATION OF 2.4 METRE HIGH ACOUSTIC FENCING TO PERIMETER OF JET WASH BAY, PROVISION OF VEHICLE PARKING AND ASSOCIATED INFRASTRUCTURE	Refuse on the following grounds:- 1. The site falls within the defined Green Belt and the proposed development is not in keeping with the area within which it sits. 2. Concerns regarding the road access of the A584 and the exit via the Lower Lane junction with the A584. None of the concerns raised by LCC Highways at the previous submission appear to have been addressed. This is a known accident spot and the development will not improve the situation, but will make it significantly worse. 3. It is noted that the FRA and Drainage Strategy to support the application is fundamentally flawed. The nearby drain to the north of the site is the Waxy Brook, a tributary to the River Dow which is itself an EA designated main river that feeds the Ribble at Naze Point. The Waxy Brook runs via a culvert under the A584, then under the Hawthorns estate before joining the Dow close to the Freckleton Marsh Gate at Preston Old Road.

26/0252	10 MARQUIS DRIVE FRECKLETON LANCASHIRE PR4 1PL	REMOVAL OF 2NO. PITCHED ROOF DORMERS AND CONSTRUCTION OF NEW FULL WIDTH DORMER TO FRONT ELEVATION	Approve as the development is in keeping with the neighbouring properties.
26/0211	12 THE CHALTONS FRECKLETON LANCASHIRE PR4 1LG	DETACHED SINGLE STOREY BUILDING POSITIONED TO FRONT AND SIDE OF MAIN DWELLING FOR USE AS A GARAGE AND OFFICE	Approve, subject to confirmation that there is no overlook of the neighbouring property to the North East and no incursion onto adjacent green belt land with the ongoing development.

Signed: Cllr Mrs N Whalley

Date: 6th July 2026