

Minutes of the Planning Committee Meeting held on Monday 2nd February 2026

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

1) To accept Apologies for Absence.

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

Mrs F Craig-Wilson - Unwell. It was resolved to accept the reason for absence.

Mrs C Thomas – Husband in hospital. 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
25/0533	COOPER HOUSE FARM KIRKHAM ROAD FRECKLETON PRESTON PR4 1HX	EXTENSION & ALTERATION OF THE DWELLING INCLUDING: 1) PROVISION OF FRENCH DOORS AND FIRST FLOOR BALCONY TO SOUTH FACING SIDE ELEVATION OF MAIN DWELLING, 2) REMOVAL OF CHIMNEY STACKS, 3) REINSTATEMENT OF VEHICULAR ACCESS TO KIRKHAM ROAD 4) 1.2 METRE HIGH FENCE/WALL TO FRONT, SIDE AND REAR BOUNDARIES OF THE DWELLING	Alteration of the dwelling to remove the chimneys, new roof, French Doors and Juliet Balcony to south. Re-instate the original road access and 1.2m fence to exterior. There were no objections to the planned changes to the house – there are no issues in relation to neighbouring properties as more than adequate separation is available. This part of the plan was approved. The Committee expressed concern relating to proposed fencing and the extent thereof. This property was originally bounded by traditional hedging and it would be more appropriate to the neighbourhood if this were replaced, maybe with post & rail / net fence to provide a stock proof boundary whilst the hedge established. It does appear that a lot of the original root stock is still present.
24/0541	LAND WEST OF PARROX LANE NEWTON WITH CLIFTON PRESTON	INSTALLATION OF A 32 HECTARE SOLAR FARM, WITH ASSOCIATED INFRASTRUCTURE INCLUDING: SERIES OF SOLAR PHOTOVOLTAIC	A further re-submission of this plan, with the previous versions all being refused essentially on the access issues. The original access was planned via Parrox Lane, as the

Sequence 2413

Initialed

		<p>ARRAYS, SWITCH ROOMS, SUBSTATIONS, INVERTERS POWER STATIONS, FENCING, POLE MOUNTED CCTV CAMERAS, ACCESS TRACKS AND LANDSCAPING AND BIODIVERSITY MEASURES.</p>	<p>development is to the East of the River Dow.</p> <p>The second plan was to use Lower Lane, with access via the A584 at Freckleton. This was rejected by LCC highways due to the need to turn off a 50mph road into one of two inadequate access crossings, known already for their accident statistics. There are also identified issues with footways and access. The PC supported this rejection.</p> <p>The current plan is in response to these comments. It proposes access via the A583 at Freckleton/Kirkham Rd traffic lights then south past the prison before accessing Lower Lane at the northern end, using that lane as primary access to the junction with Eeka Lane, which is a defined Bridleway at that point.</p> <p>The plan details the widths in detail, from which it is clear that the road is single lane with odd areas where passing is possible between light traffic, including vans.</p> <p>Discussion with our local HGV transport operator on Kirkham Road has confirmed that Lower Lane over the proposed length of use is unpassable to HGV vehicles.</p> <p>The route requires transit of a built-up area with new housing, before becoming a National Speed Limit road where it exits the built-up area. There are two very significant bends, the one closest to the Eeka Lane turn being at Quakers Wood, where the road cannot be expanded to permit the required vehicles. The North Side is the burial Ground and entrance, the South side is the where the burial yards are located, again leaving no room for expansion of road widths. Our conclusion is that Lower Lane is not a safe or suitable access, in line with the LCC Highways conclusion. Further, the turn into Eeka lane has inadequate access, Eeka Lane is a</p>
--	--	--	---

			<p>designated Bridleway over the initial section or a designated footpath beyond the point where Eeka Lane turns north. The footpath crosses an unassessed area, from a Heritage viewpoint, before crossing the River Dow – currently via a protected clap bridge – to access the solar farm site. It should be noted that the River Dow is a designated main river, protected by law as a tributary to the River Ribble, a European RAMSAR site and protected estuary.</p> <p>Neither the Bridleway nor Footpath are suitable for the proposed traffic for the solar farm construction. Both have suffered damage recently from the limited work carried out in relation to ground surveys for the Morgan & Morecambe Wind Farm Transmission Assets which would run in a similar area, if approved. This has already had to be repaired. This proposal would be even more damaging.</p> <p>Freckleton Parish Council must register their opposition to this proposal. It represents an inappropriate use of agricultural land in the area designated to keep the built up areas separated.</p>
--	--	--	---

Signed: Councillor Mrs C Thomas

Date: 2nd March 2026