

Planning Committee Late Observations

18 May 2022

Appn No.	Location	Proposal
22/0136	PATHWAYS BLACKPOOL ROAD NEWTON WITH CLIFTON PRESTON PR4 3RJ	ERECTION OF STABLES FOR COMMERCIAL USE INCLUDING CONSTRUCTION OF ACCESS TRACK AND VEHICLE PARKING AREA
Observations	<p><u>Additional observations:</u></p> <p>Netwon-with-Clifton Parish Council submitted the additional comments below on 12.05.22 in response to the consultation undertaken following the receipt of the amended plans:</p> <p>Following a review of the amended application, related documents and reference to policy in planning documents Fylde Local Plan to 2032 (incorporating partial review) and National Planning Policy Framework (NPPF), councillors reached a determination that;</p> <p>i) It is considered that none of the revisions satisfactorily address the council observations of the 7th April 2022, regarding site development.</p> <p>ii) The proposal for a tack facility within a lean-to extension to the proposed stables building block will result in an even larger building.</p> <p>iii) It is proposed that the relocated stables and yard will be owner managed and support 10NO stables in one purpose built building, and that 8NO stables will provide for livery, either paying only for stabling the horses and undertaking DIY livery, or part or full livery. In this regard members consider that when an establishment proposes 8NO liveried horses to be stabled the proposed tack ought to be in an area where each individual owner can have secured space.</p> <p>iv) There is a conspicuous relationship, which is also a material planning consideration, between the proposed development and the proposed housing schemes granted by the extant permissions. It is also recognised that while each application must be assessed on its own merits, and that neither of the permissions for residential development have been implemented to date, clarity is required relating to all extant proposals and whether implementation of one impacts another and whether related planning permissions would then still be valid.</p> <p>Accordingly council reaffirms its observations outlined in the consultation response dated 7th April 2022 and it is recommended that the application is refused planning permission. Moreover, should the application case officer be minded to grant the proposed development planning permission members will appreciate the matter being referred to the FBC planning committee and request an assurance that council's observations are duly considered, recorded in full and not otherwise abridged as part of a report.</p> <p><u>Officer response:</u></p> <p>Point iii) of the Parish Council's latest comments suggest that the proposed tack room within the lean-to on the north side of the stable building ought to be configured to provide a secured storage space for each individual user. While the secure storage of tack for individual users is a management issue for the operator of the livery stables rather than a matter which affects the planning merits of the scheme, it would be open to the operator to carry out additional internal works (without the need for planning permission) to subdivide this space if necessary.</p> <p>The Parish Council's additional comments do not raise any further issues requiring a specific response which are not already addressed in the committee report. Accordingly, the officer recommendation and suggested conditions are unchanged.</p>	

22/0156	Former Piggeries Poolside Freckleton Lancashire	VARIATION OF CONDITION 2 ON PLANNING PERMISSION 17/0968 (APPROVED PLANS) TO INTRODUCE MINOR MATERIAL AMENDMENT BY REVISING HOUSE TYPE, GARAGE AND LOCATION OF PLOT 3
Observations	<p><u>Freckleton Parish Council</u></p> <p>The Parish Council were asked to provide clarification over their comments given that they related to the Environment Agency's objection which had subsequently been withdrawn. In response they have provided the following comments:</p> <p>The EA have defined a set of conditions for The applicant to comply with. Whether or not he does will be a different matter. We also raised concerns about the overall expansion of the building, which still stands. It should therefore go to committee.</p> <p><u>Officer Response</u></p> <p>The EA have no objection to the application subject to a note being applied which alerts the developer to the requirement to obtain a permit for the works, which is suggested in the officer recommendation.</p> <p>The officer report comments on the scale of the building, and so there is nothing further to add to that.</p> <p>The recommendation remains as set out in the agenda.</p>	