

Fylde Borough Council,
Development Management Team,
Town Hall,
St Annes Road East,
St Annes.
FY8 1LW

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 20/0953
Our ref: D5/20/0953
Date: 4th February 2021

For the attention of Alan Pinder

Location: Land East Of Kineton Lodge, Back Lane, Weeton with Preese, Preston, PR4 3HS

Description: Change of use of the land from agricultural to the keeping of horses and the erection on existing hardstanding of a stable building for private use comprising of 4no stables and a tack room and feed store

Application Number: 20/0953

With regard to your letter dated the 2nd February 2021

LCC Highways does not have any objections regarding the proposed change of use of the land from agricultural to the keeping of horses and the erection on existing hardstanding of a stable building for private use comprising of 4no stables and a tack room and feed store, and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The site is accessed from a shared private road and is not subject to any future adoption agreement. The applicant should check with their solicitor that they have rights over this road and rights to make alterations to the private access to form the site access.

LCC Highways recommends the following conditions as part of the formal planning decision: -

1. Notwithstanding the provision of the Town and Country Planning (Use Classes) order 1987 paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order. The use of the stable, tack room and manege be restricted to domestic use only as applied for unless the prior consent of the local Planning Authority is obtained and commercial livery Equestrian events or other such use if prohibited. **Reasons:** So that the Local Planning Authority can retain control over the impact of the development on residential amenity and/or highway safety in accordance with policy #####.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Janet Lawson-Marsden
Highway Development Support

Phil Durnell, Director of Highways and Transport
Lancashire County Council, PO Box 100, County Hall, Preston, PR1 0LD