

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: 21/0428
Our ref: D5/21/0428
Date: 19th July 2021

For the attention of Jennifer Simpson

Location: Land Adjacent Selcourt, Garstang Road, Singleton, Poulton Le Fylde

Description: Erection of stable block comprising 3 stables with tack room/store including formation of hardstanding yard area and extension of existing access drive off Garstang Road

Application Number: 21/0428

With regard to your letter dated the 13th July 2021

LCC Highways does not have any objections regarding the proposed erection of stable block comprising 3 stables with tack room/store including formation of hardstanding yard area and extension of existing access drive off Garstang Road, 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.

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

1. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter. **Reasons:** Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.
2. 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 and commercial livery as applied for unless the prior consent of the local Planning Authority is obtained. 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