

This form is specifically designed to be printed and completed offline. Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: https://www.planningportal.co.uk/apply

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



West Lancashire Borough Council P O Box 16 52 Derby Street Ormskirk West Lancashire L39 2DF

Tel: 01695 577177 Email: Plan.apps@westlancs.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applic	ant Name	and Addre	ess) 2. Agen	t Name an	nd Address					
Title:	Mr	First name:	William	Title:	Mr	First name:	Thomas				
Last name:	Hunter			Last name	Wignall	Wignall					
Company (optional):				Company (optional):	Wignalls Chartered Surveyors						
Unit:		House number:	House suffix:	Unit:		House 3'	House suffix:				
House name:	Marsh Fa	arm		House name:							
Address 1:	Marsh La	ane		Address 1:	Hesketh Lane						
Address 2:	Hesketh	Bank		Address 2:	Tarleton						
Address 3:				Address 3:							
Town:	Preston			Town:	Preston						
County:	Lancashire			County:	Lancash	Lancashire					
Country:	England			Country:	England	1					
Postcode:	PR4 6XT	-		Postcode:	PR4 6R	J]				

3. Description of the Proposal

Please describe the proposed development, including any change of	of use:				
RETROSPECTIVE PLANNING APPLICATION FOR EQUESTRIAN MENAGE	R THE CHANGE OF USE OF LAND TO AN				
Has the building, work or change of use already started?	X Yes No				
If Yes, please state the date when building, work or use were started (DD/MM/YYYY):	May 2018 (date must be pre-application submission				
Has the building, work or change of use been completed?	X Yes No				
If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):	May 2018 (date must be pre-application submission)				
Reference number of permission in principle being relied on (technical details consent applications only):					
Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?	Yes X No				
4. Site Address Details Please provide the full postal address of the application site. Unit: House number: House number: House suffix: House name: Marsh Farm Address 1: Marsh Lane Address 2: Hesketh Bank Address 3: Town: Preston County: Lancashire Description of location or a grid reference. Postcode (optional): PR4 6XT Description: Northing: Description: Northing:	5. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? Yes X If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible: Officer name: Date (DD/MM/YYYY): (must be pre-application advice received?				

6. Pedestrian and Vehicle Access, Road	ds and Righ	its of Way	7. Waste Storage and Collection					
Is a new or altered vehicle access proposed to or from the public highway?	Yes	X No	Do the plans incorporate areas to store and aid the collection of waste?	Yes	X No			
Is a new or altered pedestrian			If Yes, please provide details:					
access proposed to or from the public highway?	Yes	X No						
Are there any new public roads to be provided within the site?	Yes	X No						
Are there any new public rights of way to be provided within or adjacent to the site?	Yes	X No						
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	Yes	X No	Have arrangements been made for the separate storage and collection of recyclable waste?	Yes	X No			
	If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan							
]						
8. Authority Employee / Member It is an important principle of decision-makin	a that the pro	ocess is ope	n and transparent. For the purposes of this o	uestion "rela	ted to"			
means related, by birth or otherwise, closely conclude that there was bias on the part of t	enough that	t a fair-minde	ed and informed observer, having considered					
Do any of the following statements apply to	you and/or a	agent?	Yes X No With respect to the author (a) a member of staff	rity, I am:				
			(b) an elected member (c) related to a member of	ctoff				
			(d) related to an elected n					
If Yes, please provide details of their name, role and how you are related to them.								

 Materials f applicable, please sta 	ite what mat	erials are to be used extern	ally. Include	e type, colour and name for	each material:		
	Existing (where app	licable)		Proposed		M 0.1 M 0.1	Don't Know
Walls						x	
Roof						X	
Windows						x	
Doors						x	
Boundary treatments (e.g. fences, walls)						x	
Vehicle access and hard-standing						x	
Lighting						X	
Others (please specify)						x	
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?							
0. Vehicle Parkin							
	-	he existing and proposed n	umber of on	-site parking spaces:			
Type of Vehicle		Total Existing	Tota	proposed (including spaces retained)	Difference in spaces		
Cars							
Light goods vehi public carrier veh	cles/ nicles						
Motorcycles	5						
Disability space	ces						
Cycle spaces	Cycle spaces						
Other (e.g. Bus)							

Other (e.g. Bus)

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of:	Is the site within an area at risk of flooding? (Refer to the
Mains sewer Cess pit	Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Septic tank Other	Yes X No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? Yes X No	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes X No
If Yes, please include the details of the existing system on the application drawings and state references for the	Will the proposal increase the flood risk elsewhere? Yes Yes
plan(s)/drawing(s):	How will surface water be disposed of?
	Sustainable drainage system Existing watercourse
	X Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
	Please describe the current use of the site:
To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological	Equestrian
conservation features may be present or nearby and whether they are likely to be affected by your proposals.	
Having referred to the guidance notes, is there a reasonable	Is the site currently vacant? Yes X No
likelihood of the following being affected adversely or conserved	If Yes, please describe the last use of the site:
and enhanced within the application site, or on land adjacent to or near the application site?	
a) Protected and priority species:	
Yes, on the development site	
Yes, on land adjacent to or near the proposed development	
X No	When did this use end (if known)?
b) Designated sites, important habitats or other biodiversity	(date where known may be approximate)
features:	Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination
Yes, on the development site Yes, on land adjacent to or near the proposed development	assessment with your application.
X No	Land which is known to be contaminated? Yes X No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site?
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development	be particularly vulnerable to the presence of contamination?
X No	
15. Trees and Hedges	16. Trade Effluent
Are there trees or hedges on the	Does the proposal involve the need to
proposed development site?	dispose of trade effluents or waste?
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the	If Yes, please describe the nature, volume and means of disposal of trade effluents or waste
development or might be important as part of the local landscape character?	
If Yes to either or both of the above, you <u>may</u> need to provide a full Tree Survey, at the discretion of your local planning authority. If a	
Tree Survey is required, this and the accompanying plan should be	
submitted alongside your application. Your local planning authority should make clear on its website what the survey should	
contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.	

 17. Residential Units (Including Conversion) Does your proposal include the gain, loss or change of use of residential units? Yes X No If Yes, please complete details of the changes in the tables below: 															
	Propos	ed I	Hous	sing					Existi	ng F	lous	ing			
Market Housing	Not known			-	Bedro	oms Unknown	Total	Market Housing	Not known		Numb 2			ooms Unknown	Total
Houses							а	Houses							а
Flats/maisonettes							b	Flats/maisonettes							b
Sheltered housing							С	Sheltered housing							С
Bedsit/studios							d	Bedsit/studios							d
Cluster flats							е	Cluster flats							e
Other							f	Other							f
Totals $(a + b + c + d + e + f) = A$ Totals $(a + b + c + d + e + f) = A$									F						
Social, Affordable	NL		Numb	per of	Bedro	oms	Total	Social, Affordable	NL		Numb	per of	Bedro	ooms	Total
or Intermediate Rent	Not known	1	2	3		Unknown		or Intermediate Rent	Not known	1	2	3		Unknown	Total
Houses							а	Houses							а
Flats/maisonettes							b	Flats/maisonettes							b
Sheltered housing							С	Sheltered housing							С
Bedsit/studios							d	Bedsit/studios							d
Cluster flats							е	Cluster flats							e
Other							f	Other							f
		Tot	t <mark>als</mark> (a) + b +	C + d	+	В	Totals (<i>a</i> + <i>b</i> + <i>c</i> + <i>d</i> + <i>e</i> + <i>f</i>) =					G		
Affordable Home Ownership	Not known	1	Numt 2	per of 3	Bedro	oms Unknown	Total	Affordable Home Ownership	Not known	1	Numk 2	er of 3	Bedro 4+	ooms Unknown	Total
Houses				0			а	Houses				0			а
Flats/maisonettes							b	Flats/maisonettes							b
Sheltered housing							С	Sheltered housing							С
Bedsit/studios							d	Bedsit/studios							d
Cluster flats							е	Cluster flats							е
Other							f	Other							f
	<u> </u>	Tot	tals (a	1 + b +	- <i>C</i> + <i>d</i>	+	С		1	Tot	als (a	+ b +	c + d	+	H
Starter Homes	Not		Numb	per of	Bedro	oms	Total	Starter Homes	Not		Numb	per of	Bedro	ooms	Total
	known	1	2	3	4+	Unknown	1		known	1	2	3	4+	Unknown	
Houses							а	Houses							а
Flats/maisonettes							b	Flats/maisonettes							b
Bedsit/studios							С	Bedsit/studios							С
Other							d	Other							d
						- C + d) =	D							+ C + d) =	/
Self Build and Custom Build	Not known	1	Numb	per of 3	Bedro 4+	ooms Unknown	Total	Self Build and Custom Build	Not known	1	Numb 2	per of 3		ooms Unknown	Total
Houses							а	Houses							а
Flats/maisonettes							b	Flats/maisonettes							b
Bedsit/studios							С	Bedsit/studios							С
Other							d	Other							d
	1 1		Тс	tals ((a + b +	- C + d) =	E				То	tals (<i>á + b</i>	+ C + d) =	J
Total proposed res	idential	units	s (A	+ B +	C + D	+ E) =	 	Total existing re	esidentia	al uni	ts (′F + G	+ H +	(+ J) =	
			1		_	·					1	2		<i>,</i>	
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):															

5			•	in or change of u		•		No	
	you have answered Yes to th Use class/type of use		he qu	estion above plea Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)		ring table: Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following developmen (square metres)	
A1	Sh	ops							
		able area:							
A2		ial and al services							
A3	Restaurant	s and cafes							
A4	Drinking est	tablishments							
A5	Hot food t	akeaways							
B1 (a)	Office (oth	er than A2)							
B1 (b)		rch and opment							
B1 (c)		dustrial							
B2	General	industrial							
B8	Storage or	distribution							
C1		nd halls of lence							
C2		l institutions							
D1									
D2	Institutions								
OTHER									
Please									
Specify	Tc	otal							
In add			 tial ing	stitutions and hos	tels nlease ad	ditionally inc	licate the loss or gain of	rooms	
	Type of use	Not applicable		ing rooms to be lo of use or demo	ost by change Total rooms proposed (including			Net additional rooms	
C1	Hotels								
	Residential Institutions								
THER									
lease pecify									
	ployment								
lease c	omplete the	following inf	orma	tion regarding em			Tot	al full-time	
				Full-time	Part	-time		uivalent	
Existing employees Proposed employees									
	•	5							
	urs of Ope	-	f oper	ning (e.g. 15:30) f	or each non-re	sidential use	proposed:		
				y to Friday	Saturda		Sunday and	Not known	
			-		 		Bank Holidays		
				1		I			

22. Industrial or Commercial Proce	22. Industrial or Commercial Processes and Machinery						
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:							
Is the proposal a waste management development? Yes X No							
If the answer is Yes, please complete the fo	llowing table:						
	including eng	pacity of the void in cubic metre ineering surcharge and making or cover or restoration material (olid waste or litres if liquid waste	or (or litrog if light update)				
Inert landfill							
Non-hazardous landfill							
Hazardous landfill							
Energy from waste incineration							
Other incineration							
Landfill gas generation plant							
Pyrolysis/gasification							
Metal recycling site							
Transfer stations							
Material recovery/recycling facilities (MRFs)							
Household civic amenity sites							
Open windrow composting							
In-vessel composting							
Anaerobic digestion							
Any combined mechanical, biological and/ or thermal treatment (MBT)							
Sewage treatment works							
Other treatment							
Recycling facilities construction, demolition and excavation waste							
Storage of waste							
Other waste management							
Other developments							
Please provide the maximum annual operation	itional throughput of	the following waste streams:	· · · · · · · · · · · · · · · · · · ·				
Municipal							
Construction, demolition and							
Commercial and indus	trial						
Hazardous							
If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.							
23. Hazardous Substances							
Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes X No X Not applicable							
If Yes, please provide the amount of each substance that is involved:							
Acrylonitrile (tonnes)	Ethylene oxide	(tonnes)	Phosgene (tonnes)				
Ammonia (tonnes)	Hydrogen cyanide ((tonnes)	Sulphur dioxide (tonnes)				
Bromine (tonnes)	Liquid oxygen ((tonnes)	Flour (tonnes)				
Chlorine (tonnes)	iquid petroleum gas ((tonnes) Re	efined white sugar (tonnes)				
Other:		Other:					
Amount (tonnes):		Amount (tonnes):					

ECAB 2021

24. Ownership Certificates and	Agricultural Land Declaration	
One Certi	ficate A, B, C, or D, must be completed with this application for	m
Town and Country Planning (De I certify/The applicant certifies that on th owner *of any part of the land or building is part of, an agricultural holding**	CERTIFICATE OF OWNERSHIP - CERTIFICATE A velopment Management Procedure) (England) Order 2015 Ce te day 21 days before the date of this application nobody except m to which the application relates, and that none of the land to which	rtificate under Article 14 hyself/ the applicant was the ch the application relates is, or
NOTE: You should sign Certificate B, C application relates but the land is, or is	C or D, as appropriate, if you are the sole owner of the land or b s part of, an agricultural holding.	building to which the
*"owner" is a person with a freehold interes **"agricultural holding" has the meaning g	st or leasehold interest with at least 7 years left to run. iven by reference to the definition of "agricultural tenant" in section 6	55(8) of the Act.
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		14/09/2023
I certify/ The applicant certifies that I ha 21 days before the date of this applicati application relates. *"owner" is a person with a freehold interest	CERTIFICATE OF OWNERSHIP - CERTIFICATE B velopment Management Procedure) (England) Order 2015 Cert ve/the applicant has given the requisite notice to everyone else (a ion, was the owner* and/or agricultural tenant** of any part of th st or leasehold interest with at least 7 years left to run. ven in section 65(8) of the Town and Country Planning Act 1990	as listed below) who, on the day
Name of Owner / Agricultural Tenant	Address	Date Notice Served
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
<u></u>		[

24. Ownership Certificates and	24. Ownership Certificates and Agricultural Land Declaration (continued)						
CERTIFICATE OF OWNERSHIP - CERTIFICATE C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that: Neither Certificate A or B can be issued for this application All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so. *"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run. *" agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990							
The steps taken were:							
Name of Owner / Agricultural Tenant		Address		Date Notice Served			
Notice of the application has been publis (circulating in the area where the land is		ving newspaper	On the following date (which than 21 days before the date	must not be earlier			
Signed - Applicant:		Or signed - Agent:		Date (DD/MM/YYYY):			
CERTIFICATE OF OWNERSHIP - CERTIFICATE D Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that: Certificate A cannot be issued for this application All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so. ** <i>owner</i> " is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** <i>agricultural tenant</i> " has the meaning given in section 65(8) of the Town and Country Planning Act 1990 The steps taken were:							
Notice of the application has been publis (circulating in the area where the land is s	hed in the followi ituated):	ing newspaper	On the following date (which than 21 days before the date	n must not be earlier of the application):			
Signed - Applicant:		Or signed - Agent:		Date (DD/MM/YYYY):			

25. Planning Application Requirements - Checklist								
Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.								
The original and 3 copies* of a completed and dated application form:	The correct fee:							
The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale	The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): The original and 3 copies* of a fire statement, if required							
and showing the direction of North: The original and 3 copies* of other plans and drawings or	(see help text and guidance notes for details):							
information necessary to describe the subject of the application.	The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D –as applicable) and Article 14 Certificate (Agricultural Holdings):							
*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.								
Plans can be bought from one of the Planning Portal's accredited s	suppliers: https://www.planningportal.co.uk/buyaplanningmap							
26. Declaration								
I/we hereby apply for planning permission/consent as described in t information. I/we confirm that, to the best of my/our knowledge, any genuine opinions of the person(s) giving them.	this form and the accompanying plans/drawings and additional facts stated are true and accurate and any opinions given are the							
Signed - Applicant: Or signed - Agent:								
	14/09/2023(date cannot be pre-application)							
27. Applicant Contact Details	28. Agent Contact Details							
Telephone numbers	Telephone numbers							
Country code: National number: Extension number:	Country code: National number: Extension number:							
Country code: Mobile number (optional):	Country code: Mobile number (optional):							
Country code: Fax number (optional):	Country code: Fax number (optional):							
Email address (optional):	Email address (optional):							
29. Site Visit Can the site be seen from a public road, public footpath, bridleway of	prother public land? Vec No							
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (<i>Please select only one</i>)	or other public land? X Yes No X Agent Applicant Other (if different from the agent/applicant's details)							
If Other has been selected, please provide:								
Contact name:	Telephone number:							
Tom Wignall	07827221240							
Email address: tom@wignalls.land								