

**PLANNING PERMISSION  
Town and Country Planning Act 1990**

Correspondence Address:

M L Planning Ltd  
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5 Bobbin Mill Cottages  
Stubbins Lane  
Claughton On Brock  
Preston  
PR3 0PL

Applicant:

Mr & Mrs Meredith  
Parkfield House  
Horse Park Lane  
Pilling  
Preston  
Lancashire  
PR3 6AS

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**Application Number:** 19/01261/FUL

**Proposal:** Erection of an annexe for use in association with Parkfield House

**Location:** Parkfield House Horse Park Lane Pilling Preston Lancashire

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Wyre Borough Council (the Local Planning Authority) gives notice of its decision to grant planning permission for the above proposal, subject to conditions stated below:

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 13.01.20 including the following plans/documents:

- Revised location plan received on 22.04.20
- Proposed floorplan and elevation drawing LF/AM/3517A received on 22.04.20

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used for the existing building in form, colour, and texture.

Reason: To ensure that the existing materials are used as far as possible, thus protecting the appearance of the building in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

5. The development hereby permitted shall be used for purposes incidental or ancillary to the residential use of the dwelling known as Parkfield House, Horse Park Lane, Pilling and for no other purpose.

Reason: The use of the extension (building) as a separate dwellinghouse would require further consideration in accordance with Policies CDMP3 and SP4 of the Wyre Local Plan (2011-31)

6. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

7. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work). (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of 1 year from the date of the occupation of any part of the development for its permitted use.

Reason: In the interests of visual amenity and to ensure that trees are not felled unnecessarily in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and has met the requirement of paragraph 38 of the National Planning Policy Framework to work proactively with applicants to secure

developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

Signed:



David Thow  
Head of Planning Services

Date: 29 April 2020

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do.

Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU

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