



Development Management Group
Lancashire County Council
PO Box 100, County Hall
Preston, PR1 0LD

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="349337"/>	<input type="text" value="431322"/>

Description

The site is situated to the north west of Preston, approximately 0.7km to the south west of Cottam Village. the railway will be situated on the Preston Fylde Junction to Blackpool North line, with Lea Road to the east and Sidgreaves Lane to the west. The site extends north to the Cottam Link Road.

Applicant Details

Name/Company

Title

Miss

First name

Niamh

Surname

O'Sullivan

Company Name

Lancashire County Council

Address

Address line 1

County Hall

Address line 2

Fishergate

Address line 3

Town/City

Preston

Country

United Kingdom

Postcode

PR1 8XJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Red Brick fascia outerleaf with stained vertical timber boarding to upper portion.

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Aluminium sheeting, with Solar PV on one roof slope and a green roof on the other.

Type:

Windows

Existing materials and finishes:

n/a

Proposed materials and finishes:

Toughened and laminated double double glazing in polyester powder coated aluminium frames.

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Polyester coated steel door and frame.

Type:

Vehicle access and hard standing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Various.

Type:

Lighting

Existing materials and finishes:

n/a

Proposed materials and finishes:

Various.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement

CLM07-LCC-Dev-0000-001 Location Plan

CLM07-LCC-DEV-0000-002 Site Plan

CLM07-LCC-DEV-0000-003 Temporary Working Areas

CLM07-LCC-DR-6637-0001 Access Road Bridge GA

CLM07-JAC-DR-0100-2801 Station Building GA

CLM07-JAC-DR-0130-2001 Platform Details

CLM07-JAC-DR-0130-2805 Station Building Elevations

CLM07-JAC-DR-2500-1000 Footbridge GA

CLM07-LCC-DR-1300-0001 Lighting

CLM07-LCC-DEV-0110-0000 Location of Long Sections

CLM07-LCC-DEV-0110-0001 Long Sections

CLM07-LCC-DEV-0130-0000 Location of Cross Sections

CLM07-LCC-DEV-0130-0001 Cross Sections

CLM07-JAC-DR-0130-2000 Site Cross Sections

CLM07-JAC-DR-0130-2801 Station Building Cross Sections

CLM07-LCC-DEV-0500-0001 Drainage Strategy

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☒ Yes

☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes

☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☒ Yes

☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

New access road from the Cottam Link Road to Lea Road & PRow FP44 being diverted

Drawing Nos. CLM07-LCC-DEV-0000-002 Site Plan, B2327FEF-JAC-ELS-00-DR-ENV-0010 & B2327FEF-JAC-ELS-00-DR-ENV-0011.(ES Vol 3 Appendix 18.1)

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

234

Difference in spaces:

234

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

14

Difference in spaces:

14

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

50

Difference in spaces:

50

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

10

Difference in spaces:

10

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☒ Existing water course
☒ Soakaway
☐ Main sewer
☒ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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 has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☒ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Station design includes area for in storage. Refuse vehicle requirements have also been considered in the design of the station forecourt and parking layout.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class: Other (Please specify) Other (Please specify): Railway station ticket hall & office, waiting room, staff facilities, plant room, WCs Existing gross internal floorspace (square metres): 0 Gross internal floorspace to be lost by change of use or demolition (square metres): 0 Total gross new internal floorspace proposed (including changes of use) (square metres): 213 Net additional gross internal floorspace following development (square metres): 213
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Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	213	213

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes](#).

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

Other (Please specify)

Text Field:

Railway Station

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Earls Farm

Number:

Suffix:

Address line 1:

Sidgreaves Lane

Address Line 2:

Lea Town

Town/City:

Preston

Postcode:

PR4 0RD

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

First Floor North

Number:

Suffix:

Address line 1:

Station House

Address Line 2:

500 Elder Gate

Town/City:

Milton Keynes

Postcode:

MK9 1BB

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

10

Suffix:

Address line 1:

Gower Lane

Address Line 2:

Walmer Bridge

Town/City:

Preston

Postcode:

PR4 5QJ

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

PO BOX 78

Address Line 2:

County Hall

Town/City:

Preston

Postcode:

PR1 8XJ

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Chapel House

Address Line 2:

Bath Street

Town/City:

Lytham St Annes

Postcode:

FY8 5ES

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

28

Number:

Suffix:

Address line 1:

South Park

Address Line 2:

Town/City:

Lytham St Annes

Postcode:

FY8 4QQ

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Sudells Farm

Number:

Suffix:

Address line 1:

Preston Road

Address Line 2:

Town/City:

Alston

Postcode:

PR3 3BL

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Clock House Farm

Number:

Suffix:

Address line 1:

Lea Road

Address Line 2:

Lea Town

Town/City:

Preston

Postcode:

PR4 0RA

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

81

Number:

Suffix:

Address line 1:

West Street

Address Line 2:

Helpston

Town/City:

Peterborough

Postcode:

PE6 7DU

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Tudor Ave

Address Line 2:

Lea

Town/City:

Preston

Postcode:

PR4 0XA

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

John Forrester Ltd.

Number:

Suffix:

Address line 1:

First Floor 19-21 Chapel Brow

Address Line 2:

Leyland

Town/City:

Preston

Postcode:

PR25 3NH

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

South Clunes

Number:

Suffix:

Address line 1:

Address Line 2:

Kirkhill

Town/City:

Inverness

Postcode:

IV5 7PT

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Spruce Cottage

Number:

Suffix:

Address line 1:

Bullfurlong Lane

Address Line 2:

Burbage

Town/City:

Hinckley

Postcode:

LE10 2HQ

Date notice served (DD/MM/YYYY):

18/08/2022

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Miss

First Name

Niamh

Surname

O'Sullivan

Declaration Date

18/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Niamh O'Sullivan

Date

26/08/2022