

PUBLIC INQUIRY APP/U 2370/W/15/3133536  
Skippool refusal THORNTON ACTION GROUP

## APPENDIX C

### Correspondence Address:

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### Applicant:

Clement Dickens & Son (Holdings) Ltd  
Redmarsh Industrial Estate  
Thornton-Cleveleys  
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## REFUSAL OF OUTLINE PLANNING PERMISSION

### Town and Country Planning Act 1990

**Application Number:** 14/00845/OUTMAJ

**Proposal:** Outline application (with all matters reserved) for a residential development comprising up to 10 dwellings

**Location:** Land At Skippool Road Thornton Cleveleys Lancashire FY5 5JY

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Wyre Borough Council (the Local Planning Authority) gives notice of its decision to **refuse outline planning permission** for the above proposal for the following reason(s): -

1. The proposed development would represent a clear incursion into the Green Belt and would introduce built form into what is otherwise open countryside. As such, the proposal would compromise the openness, character and function of the Green Belt and would be contrary to the provisions of the NPPF (para. 17 and section 9).
2. Safe vehicular access from the site onto the highway network either via Skippool Road or Woodhouse Road could not be provided due to the existing condition of those roads and prevailing levels of traffic and congestion. Any such access would have a severe impact upon highway safety. As such, the proposal would be contrary to saved policy SP14 of the Wyre Borough Local Plan (1999) and the provisions of the NPPF (para. 32).
3. Insufficient information has been provided to demonstrate that adequate affordable housing would be provided as part of the scheme to meet the borough's wider housing needs. As such, the proposal is considered to be contrary to the provisions of the National Planning Policy Framework (paras 17 and 50).

Attention is drawn to the following notes:

- A high voltage power cable crosses the eastern part of the site. The applicant is advised that development intended for regular and frequent occupation beneath this cable would not be acceptable. Development in the vicinity of the cable would only be acceptable where it is demonstrated that no detrimental impacts on the safety of occupants of the scheme would result.
- The applicant is advised that a development of the scale proposed would generate a requirement for a financial contribution toward local education provision.