

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **Monday 10th February 2014** at 7.00pm at Goosnargh Village Hall, Preston.

Members:

Cllr Alan Lewis – Chairman
Cllr Stan Hunter
Cllr Dave Hall
Cllr B Huggon
Cllr R Mills
Cllr M Rigby
Cllr Lona Smith

Members of the public

2 Members of the public

Mrs Julie Buttle – Parish Clerk

APOLOGIES None.

APPROVAL OF MINUTES from the meeting held on 13th January 2013.

MIN 134 It was RESOLVED that the Minutes be approved and signed by the Chairman as a true record.

TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS

MIN 135 Cllr Mills declared a personal interest in CVRA as she lives on The Square.

PUBLIC PARTICIPATION

MIN 136 It was RESOLVED that the meeting be adjourned for public participation. Members from the CVRA advised that they have ordered the equipment and have a start date of the 17th March. They have approached the City Council to remove the existing equipment but the City Council have replied that they need Parish Council approval as owners of the land. A query was raised with regard to what equipment would be removed and whether it was set in concrete. This will be for the City Council to determine as they will be removing it. Everything is progressing well and all the funding is in place after a local company covered the shortfall. It was queried whether residents will be forewarned that the equipment will be removed and new equipment installed. It was confirmed that a residents meeting will be called at the end of February and the CVRA will be doing a leaflet drop to let residents know. It was also confirmed that the play equipment will be on the same footprint as before and will be laid out as per the plans already submitted to the Parish Council.

PLAY AREA DONATION TO CVRA

In July 2012 Members resolved to work in partnership with the CVRA with regard to the installation, future maintenance costs, insurance liability and risk inspections. Currently the equipment is maintained and inspected by the City Council and the Clerk has tried to establish how this has evolved and whether the agreement can continue. The Clerk located a City Council Cabinet Report from 2006 which details proposals to transfer responsibility for the play area to Whittingham Parish Council. The report explains the background to the installation of the equipment and the maintenance arrangements and sets out the financial and legal implications of any transfer. However, the report was withdrawn and consequently the Clerk is of the opinion that responsibility for the existing equipment (and its removal) firmly rests with the City Council. The Clerk has discussed this with the legal section of the City Council and they have agreed that the equipment was provided by local residents and the City Council has been carrying out the inspections and maintenance. *They have suggested that the CVRA establish that the residents have no objection to the removal of the equipment and as owners of the land, the Parish Council also confirm they are happy for the equipment to be removed and in doing so, the City Council will be absolved of any existing maintenance agreement.*

MIN 137.1 It was RESOLVED that the Parish Council agrees to the above statement and that the CVRA be requested to confirm that the residents are also happy that the equipment is removed and advise the Parish Council in writing of the outcome.

With regard to the installation of the new equipment, it has been confirmed that planning permission will not be required providing that no piece of equipment exceeds 4m above the ground. **MIN 137.2** It was RESOLVED that the CVRA provided written confirmation of this and upon receipt, the Parish Council will confirm that the City Council has advised that planning permission is not necessary.

The contract to finance and install the equipment is between the CVRA and Playdale, however, as the Parish Council has expressed a desire to work in partnership with CVRA (and the works are taking place on Parish Council land) it was suggested that the Parish Council appoints 2 Councillors (in addition to the Clerk) to act as contact points to assist with any queries in relation to the installation and management of the project. **MIN 137.3** It was RESOLVED to appoint Cllr Hunter and Cllr Mills.

Once the equipment is installed, it will become the property of the Parish Council and as such the Parish Council will be responsible for the insurance, inspections and future maintenance. The Clerk has sought the advice of the City Council regarding this and they have suggested that the equipment is independently inspected prior to use. It is noted that Playdale offer an annual inspection service at a cost of £195 but it is not clear whether this is an independent report or whether it will be carried out immediately after the installation. **MIN 137.4** It was RESOLVED that the CVRA would clarify this point. The post installation report will be sent to the Council's Insurers to enable them to add the equipment to the Council's policy which is due for renewal early this year. New quotes to include the play equipment will be sought at renewal.

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CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

Note - Members are advised prior to the meeting that planning applications can be viewed at www.preston.gov.uk

06/2014/0006 Erection of 1no agricultural workers dwelling at Meadowcroft Back Lane Whittingham. Members noted that they have considered 2 other schemes at this location. The Parish Council objected to **06/2012/0161** which was to subdivide the existing barn conversion into 2 residential dwellings with extensions to the front, side and rear but raised no objections to **06/2013/0180** to subdivide the existing barn into 2 dwellings. It is noted both schemes have been withdrawn.

MIN 138 Members RESOLVED to respond that they feel the application for a new dwelling is a 'technical application' relevant to the applicant being able to successfully justify the agricultural needs and as such they do not feel it is possible to object or support the application. However, Members have expressed concern that the barn conversion mentioned above, was originally approved with an agricultural occupancy condition which was removed in 2002. Members feel that this should be a consideration when determining whether a new dwelling should be erected on the site.

06/2014/0018 Change of use of land to residential curtilage, including new access, detached garage and boundary walls (retrospective application) at Albion House, Cumeragh Lane, Whittingham. **MIN 139** Members noted that Highways had raised no objections to the application, however Members expressed concern that although the current access to the site is considered poor, it was unacceptable that the applicant had gone ahead and created a new access, boundary walls and garage without obtaining planning permission first. It was stated that more should be done to discourage retrospective applications particularly when the action could have impeded visibility or increased the risk of danger to other road users.

06/2014/0049 Conversion of existing barn to 1no. dwelling and erection of 1no. building to accommodate 5no. stables following demolition of existing redundant agricultural building at Marlings Barn Cumeragh Lane Whittingham. Members raised no objection to the conversion of the barn however, concerns were raised regarding the scale and location of the stables. It is noted that the stable block is to accommodate 5 horses however Supplementary Planning Document 3 on Rural Development para 39 states a small private development will involve no more than 2 or 3 horses and the stables should be located at least 30 metres away from neighbouring properties. The exact location of the stables is unclear from the plans and design statement. Page 3 of the design statement states *the proposed demolition of buildings clearly marked and annotated on the drawings are to be replaced with a block of 5 stables which will be sited to the north of the proposed dwelling*. However, the annotated drawings show the buildings to be demolished lying to the south of the proposed barn conversion and the stables are shown in a different location to the north west.

MIN 140 It was RESOLVED that regardless of whether the stables are considered suitable for this location, the precise site details need to be confirmed.

PRE-APPLICATION DISCUSSION

Gladman Development Ltd are consulting on a development for approximately 190 residential dwellings on land at Inglewhite Road, Longridge.

MIN 141 It was RESOLVED to respond that the Parish Council is totally opposed to the idea of any housing in this location.

NORTH WEST PRESTON MASTERPLAN – CONSULTATION

Members considered the consultation on the Master Plan for NW Preston.

MIN 142 Members RESOLVED to reply to the consultation with the following comments. The strategy is based on theory and there is little evidence that the master plan will get off the ground. To be successful there needs to be more emphasis on practical outcomes – yet the document makes only the merest referral to the need for new sewers, utilities and additional services. Whilst 'local' consultation is covered, there seems to be a lack of consultation to assess the impact on the wider Preston area.

5,300 homes will have a significant impact on the existing services and transport infrastructure throughout Preston but nothing has been said regarding the impact or additional provision the development will have on Royal Preston Hospital for example. It is noted that there will be 1 secondary school and 2 primary schools but these are not planned until the later phases by which time older siblings will be settled in other schools which may not have the capacity to manage.

There are no management proposals for the provision of the leisure services. Who is going to manage and maintain the amenity once the developers have moved off site? Concerns are also expressed that some of the figures state that the facility relates to 4,500 homes not the 5,300 mentioned elsewhere.

The timescales seem ambitious and it is hoped that LCC and those progressing these plans, will be held accountable particularly for the delivery of the Distributor Road as housing is already being granted permission.

LANCASHIRE AND BLACKPOOL LOCAL FLOOD RISK MANAGEMENT STRATEGY – PUBLIC CONSULTATION

Lancashire County Council and Blackpool Council have produced a joint Local Flood Risk Management Strategy.

From April 2014 LCC will become the Lead Local Flood Authority (LLFA) and will be required to act as a Sustainable Drainage Approval Body which will endeavour to influence developers to use SUDS systems for surface water drainage for developments of 10 or more dwellings . A SUDS system uses ponds instead of piping the water away. The strategy explains that the LLLFA will work in tandem with the planning authority to determine new planning applications – anticipated to be in excess of 450 applications a year. The Parish Council has been concerned regarding who will adopt and manage the SUDS system in the longer term and the strategy explains that the LLFA will have a duty to adopt and maintain the SUDS for the life of the development. **MIN 143** Members RESOLVED to reply to the consultation by querying whether LCC has factored in the resources required to properly assess the applications and manage the systems in the longer term. The Parish Council wishes to know that the LLFA is satisfied with the SUDS arrangements and that a scheme of management is in place before the approval of reserved matters is approved. As Parish Councils often have local knowledge in respect of flooding, concern is expressed that the role of the Parish Council is barely acknowledged in the strategy and there is no explanation regarding what our role will be or how we will be consulted on the detail of any SUDS systems and their maintenance.

JANUARY FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

ACCOUNTS FOR PAYMENT

MIN 144 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT
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PRESTON CITY COUNCIL BUDGET CONSULTATION 2014/15 – 2018/19

MIN 145 Members RESOLVED not to respond to the budget consultation.

GOOSNARGH & WHITTINGHAM VILLAGE HALL

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NOTE NEW CORRESPONDENCE

Members may be requested to NOTE any new correspondence received since the issue of the Agenda.

The Clerk was requested to investigate the following concerns.

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2. The footpath along the side of Goosnargh Village Hall is frequently flooded
3. The footpath at Cumeragh Lane (past the old police house) is very narrow and slippery with mud
4. There has been an increase in dog fouling on Church Lane
5. Dog owners are taking their dogs in to the play area at Goosnargh and are tying them to the fencing whilst other children are using the facilities
6. A street light opposite The Grapes keeps coming on and off.

The Clerk read an email from HCA regarding the Whittingham Hospital site which confirms that extensive measures are being taken to ensure the demolition contractors comply with all legislation and best practice. If any materials are found during the demolition process works will be stopped immediately until the substance has been identified and a methodology has been put in place to deal with it accordingly.

Cllr Smith informed members that she was aware that the tennis court had lost their appeal for floodlights and although the Whittingham hospital was agreed at planning committee an amendment was put forward suggesting that a working party be set up (comprising HCA, the Parish Council and the Sports & Social Club) to discuss the social facilities.

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JANUARY FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

ACCOUNTS FOR PAYMENT

MIN 144 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT
Feb salary	Mrs J Buttle	£351.87
Tax / National Ins	HMRC	£83.20
Community Engagement	Lancs Training Partnership	£50.00

PRESTON CITY COUNCIL BUDGET CONSULTATION 2014/15 – 2018/19

MIN 145 Members RESOLVED not to respond to the budget consultation.

GOOSNARGH & WHITTINGHAM VILLAGE HALL

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NOTE NEW CORRESPONDENCE

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DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 10th March 2014 at 7.00pm.**

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **Monday 10th February 2014** at 7.00pm at Goosnargh Village Hall, Preston.

Members:

Cllr Alan Lewis – Chairman
Cllr Stan Hunter
Cllr Dave Hall
Cllr B Huggon
Cllr R Mills
Cllr M Rigby
Cllr Lona Smith

Members of the public

2 Members of the public

Mrs Julie Buttle – Parish Clerk

APOLOGIES None.

APPROVAL OF MINUTES from the meeting held on 13th January 2013.

MIN 134 It was RESOLVED that the Minutes be approved and signed by the Chairman as a true record.

TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS

MIN 135 Cllr Mills declared a personal interest in CVRA as she lives on The Square.

PUBLIC PARTICIPATION

MIN 136 It was RESOLVED that the meeting be adjourned for public participation. Members from the CVRA advised that they have ordered the equipment and have a start date of the 17th March. They have approached the City Council to remove the existing equipment but the City Council have replied that they need Parish Council approval as owners of the land. A query was raised with regard to what equipment would be removed and whether it was set in concrete. This will be for the City Council to determine as they will be removing it. Everything is progressing well and all the funding is in place after a local company covered the shortfall. It was queried whether residents will be forewarned that the equipment will be removed and new equipment installed. It was confirmed that a residents meeting will be called at the end of February and the CVRA will be doing a leaflet drop to let residents know. It was also confirmed that the play equipment will be on the same footprint as before and will be laid out as per the plans already submitted to the Parish Council.

PLAY AREA DONATION TO CVRA

In July 2012 Members resolved to work in partnership with the CVRA with regard to the installation, future maintenance costs, insurance liability and risk inspections. Currently the equipment is maintained and inspected by the City Council and the Clerk has tried to establish how this has evolved and whether the agreement can continue. The Clerk located a City Council Cabinet Report from 2006 which details proposals to transfer responsibility for the play area to Whittingham Parish Council. The report explains the background to the installation of the equipment and the maintenance arrangements and sets out the financial and legal implications of any transfer. However, the report was withdrawn and consequently the Clerk is of the opinion that responsibility for the existing equipment (and its removal) firmly rests with the City Council. The Clerk has discussed this with the legal section of the City Council and they have agreed that the equipment was provided by local residents and the City Council has been carrying out the inspections and maintenance. *They have suggested that the CVRA establish that the residents have no objection to the removal of the equipment and as owners of the land, the Parish Council also confirm they are happy for the equipment to be removed and in doing so, the City Council will be absolved of any existing maintenance agreement.*

MIN 137.1 It was RESOLVED that the Parish Council agrees to the above statement and that the CVRA be requested to confirm that the residents are also happy that the equipment is removed and advise the Parish Council in writing of the outcome.

With regard to the installation of the new equipment, it has been confirmed that planning permission will not be required providing that no piece of equipment exceeds 4m above the ground. **MIN 137.2** It was RESOLVED that the CVRA provided written confirmation of this and upon receipt, the Parish Council will confirm that the City Council has advised that planning permission is not necessary.

The contract to finance and install the equipment is between the CVRA and Playdale, however, as the Parish Council has expressed a desire to work in partnership with CVRA (and the works are taking place on Parish Council land) it was suggested that the Parish Council appoints 2 Councillors (in addition to the Clerk) to act as contact points to assist with any queries in relation to the installation and management of the project. **MIN 137.3** It was RESOLVED to appoint Cllr Hunter and Cllr Mills.

Once the equipment is installed, it will become the property of the Parish Council and as such the Parish Council will be responsible for the insurance, inspections and future maintenance. The Clerk has sought the advice of the City Council regarding this and they have suggested that the equipment is independently inspected prior to use. It is noted that Playdale offer an annual inspection service at a cost of £195 but it is not clear whether this is an independent report or whether it will be carried out immediately after the installation. **MIN 137.4** It was RESOLVED that the CVRA would clarify this point. The post installation report will be sent to the Council's Insurers to enable them to add the equipment to the Council's policy which is due for renewal early this year. New quotes to include the play equipment will be sought at renewal.

With regard to the Annual Inspection, various qualified organisations can carry out the checks at a cost of approx £200 as illustrated above. However as the City Council has several play areas to inspect they have stated that they may be able to carry out the Annual Inspection at a significantly reduced price.

With regard to the weekly inspections, ROSPA guidance states *these are intended to be quick and simple with the primary function to identify faults or dangers arising from vandalism or breakage. Inspections can be carried out by non-specialist staff but training would be required.* It was queried whether local residents could carry out the inspections and whether they would be liable if an accident subsequently occurred. It was confirmed that the liability remains with the Parish Council and if a claim arose, the Parish Council would need to demonstrate that its procedures were robust but advice on this is available from the insurers. It was suggested that as the City Council are inspecting the play area at Goosnargh, they be approached to see if they will also provide a price to include Cumeragh.

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JANUARY FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

ACCOUNTS FOR PAYMENT

MIN 144 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT
Feb salary	Mrs J Buttle	£351.87
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DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 10th March 2014 at 7.00pm.**

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **Monday 10th February 2014** at 7.00pm at Goosnargh Village Hall, Preston.

Members:

Cllr Alan Lewis – Chairman
Cllr Stan Hunter
Cllr Dave Hall
Cllr B Huggon
Cllr R Mills
Cllr M Rigby
Cllr Lona Smith

Members of the public

2 Members of the public

Mrs Julie Buttle – Parish Clerk

APOLOGIES None.

APPROVAL OF MINUTES from the meeting held on 13th January 2013.

MIN 134 It was RESOLVED that the Minutes be approved and signed by the Chairman as a true record.

TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS

MIN 135 Cllr Mills declared a personal interest in CVRA as she lives on The Square.

PUBLIC PARTICIPATION

MIN 136 It was RESOLVED that the meeting be adjourned for public participation. Members from the CVRA advised that they have ordered the equipment and have a start date of the 17th March. They have approached the City Council to remove the existing equipment but the City Council have replied that they need Parish Council approval as owners of the land. A query was raised with regard to what equipment would be removed and whether it was set in concrete. This will be for the City Council to determine as they will be removing it. Everything is progressing well and all the funding is in place after a local company covered the shortfall. It was queried whether residents will be forewarned that the equipment will be removed and new equipment installed. It was confirmed that a residents meeting will be called at the end of February and the CVRA will be doing a leaflet drop to let residents know. It was also confirmed that the play equipment will be on the same footprint as before and will be laid out as per the plans already submitted to the Parish Council.

PLAY AREA DONATION TO CVRA

In July 2012 Members resolved to work in partnership with the CVRA with regard to the installation, future maintenance costs, insurance liability and risk inspections. Currently the equipment is maintained and inspected by the City Council and the Clerk has tried to establish how this has evolved and whether the agreement can continue. The Clerk located a City Council Cabinet Report from 2006 which details proposals to transfer responsibility for the play area to Whittingham Parish Council. The report explains the background to the installation of the equipment and the maintenance arrangements and sets out the financial and legal implications of any transfer. However, the report was withdrawn and consequently the Clerk is of the opinion that responsibility for the existing equipment (and its removal) firmly rests with the City Council. The Clerk has discussed this with the legal section of the City Council and they have agreed that the equipment was provided by local residents and the City Council has been carrying out the inspections and maintenance. *They have suggested that the CVRA establish that the residents have no objection to the removal of the equipment and as owners of the land, the Parish Council also confirm they are happy for the equipment to be removed and in doing so, the City Council will be absolved of any existing maintenance agreement.*

MIN 137.1 It was RESOLVED that the Parish Council agrees to the above statement and that the CVRA be requested to confirm that the residents are also happy that the equipment is removed and advise the Parish Council in writing of the outcome.

With regard to the installation of the new equipment, it has been confirmed that planning permission will not be required providing that no piece of equipment exceeds 4m above the ground. **MIN 137.2** It was RESOLVED that the CVRA provided written confirmation of this and upon receipt, the Parish Council will confirm that the City Council has advised that planning permission is not necessary.

The contract to finance and install the equipment is between the CVRA and Playdale, however, as the Parish Council has expressed a desire to work in partnership with CVRA (and the works are taking place on Parish Council land) it was suggested that the Parish Council appoints 2 Councillors (in addition to the Clerk) to act as contact points to assist with any queries in relation to the installation and management of the project. **MIN 137.3** It was RESOLVED to appoint Cllr Hunter and Cllr Mills.

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With regard to the Annual Inspection, various qualified organisations can carry out the checks at a cost of approx £200 as illustrated above. However as the City Council has several play areas to inspect they have stated that they may be able to carry out the Annual Inspection at a significantly reduced price.

With regard to the weekly inspections, ROSPA guidance states *these are intended to be quick and simple with the primary function to identify faults or dangers arising from vandalism or breakage. Inspections can be carried out by non-specialist staff but training would be required.* It was queried whether local residents could carry out the inspections and whether they would be liable if an accident subsequently occurred. It was confirmed that the liability remains with the Parish Council and if a claim arose, the Parish Council would need to demonstrate that its procedures were robust but advice on this is available from the insurers. It was suggested that as the City Council are inspecting the play area at Goosnargh, they be approached to see if they will also provide a price to include Cumeragh.

MIN 137.5 It was RESOLVED that the Clerk consider the various options available and provide a report back to the next Council meeting along with approximate prices.

CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

Note - Members are advised prior to the meeting that planning applications can be viewed at www.preston.gov.uk

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MIN 138 Members RESOLVED to respond that they feel the application for a new dwelling is a 'technical application' relevant to the applicant being able to successfully justify the agricultural needs and as such they do not feel it is possible to object or support the application. However, Members have expressed concern that the barn conversion mentioned above, was originally approved with an agricultural occupancy condition which was removed in 2002. Members feel that this should be a consideration when determining whether a new dwelling should be erected on the site.

06/2014/0018 Change of use of land to residential curtilage, including new access, detached garage and boundary walls (retrospective application) at Albion House, Cumeragh Lane, Whittingham. **MIN 139** Members noted that Highways had raised no objections to the application, however Members expressed concern that although the current access to the site is considered poor, it was unacceptable that the applicant had gone ahead and created a new access, boundary walls and garage without obtaining planning permission first. It was stated that more should be done to discourage retrospective applications particularly when the action could have impeded visibility or increased the risk of danger to other road users.

06/2014/0049 Conversion of existing barn to 1no. dwelling and erection of 1no. building to accommodate 5no. stables following demolition of existing redundant agricultural building at Marlings Barn Cumeragh Lane Whittingham. Members raised no objection to the conversion of the barn however, concerns were raised regarding the scale and location of the stables. It is noted that the stable block is to accommodate 5 horses however Supplementary Planning Document 3 on Rural Development para 39 states a small private development will involve no more than 2 or 3 horses and the stables should be located at least 30 metres away from neighbouring properties. The exact location of the stables is unclear from the plans and design statement. Page 3 of the design statement states *the proposed demolition of buildings clearly marked and annotated on the drawings are to be replaced with a block of 5 stables which will be sited to the north of the proposed dwelling*. However, the annotated drawings show the buildings to be demolished lying to the south of the proposed barn conversion and the stables are shown in a different location to the north west.

MIN 140 It was RESOLVED that regardless of whether the stables are considered suitable for this location, the precise site details need to be confirmed.

PRE-APPLICATION DISCUSSION

Gladman Development Ltd are consulting on a development for approximately 190 residential dwellings on land at Inglewhite Road, Longridge.

MIN 141 It was RESOLVED to respond that the Parish Council is totally opposed to the idea of any housing in this location.

NORTH WEST PRESTON MASTERPLAN – CONSULTATION

Members considered the consultation on the Master Plan for NW Preston.

MIN 142 Members RESOLVED to reply to the consultation with the following comments. The strategy is based on theory and there is little evidence that the master plan will get off the ground. To be successful there needs to be more emphasis on practical outcomes – yet the document makes only the merest referral to the need for new sewers, utilities and additional services. Whilst 'local' consultation is covered, there seems to be a lack of consultation to assess the impact on the wider Preston area.

5,300 homes will have a significant impact on the existing services and transport infrastructure throughout Preston but nothing has been said regarding the impact or additional provision the development will have on Royal Preston Hospital for example. It is noted that there will be 1 secondary school and 2 primary schools but these are not planned until the later phases by which time older siblings will be settled in other schools which may not have the capacity to manage.

There are no management proposals for the provision of the leisure services. Who is going to manage and maintain the amenity once the developers have moved off site? Concerns are also expressed that some of the figures state that the facility relates to 4,500 homes not the 5,300 mentioned elsewhere.

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