

WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **Monday 14th January 2019** at 7.15pm at Whittingham Sports & Social Club.

Members:

Cllr A Lewis (Chairman)
Cllr D Hall
Cllr B Huggon
Cllr S Hunter
Cllr H Landless
Cllr A Meades
Cllr M Rigby

Members of the public

L Ellwood - Lancashire Constabulary
Cllr L Smith – Preston City Council
L King – Heritage Group

Mrs J Buttle – Parish Clerk

APOLOGIES None – as all Members were present.

APPROVAL OF THE MINUTES of the meeting held on **12th November 2018**

MIN 110 Following a minor alteration from 'waste water' to 'surface water' on page 2 of the Minutes, it was RESOLVED that the 12th November Minutes be signed as a true record.

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

MIN111 Cllr Landless declared a personal interest in application **06/2018/1356** for 26 dwellings at Swainson House Farm, Goosnargh Lane as he knows the applicant.

All Members declared a pecuniary interest in relation to the setting of the Precept and submitted a written request for a dispensation under S31 of the Localism Act 2011.

MIN 112 The Clerk considered the requests in accordance with SO 38 and S101 of the Local Government Act 1972 and granted the requests under Section 33 of the Localism Act 2011.

PUBLIC PARTICIPATION

MIN 113 It was RESOLVED that the meeting be adjourned for public participation.

L King of the Heritage Group complimented the Parish Council on the new Parish boundary signs. She also informed those present that photographs would be taken of residents on the 27th January between Litchgate and St Mary's Church in connection with a Church book.

Cllr Smith stated that it was very disappointing that the recent planning applications had been approved and that the planning committee had taken no notice of local or heritage concerns. Cllr Smith explained that LCC highways came in for a lot of criticism because they haven't completed the traffic surveys on the A6 corridor and their lack of evidence (necessary to support an appeal) tilted the balance in favour of development. Concerns were expressed that applications are being determined based on the likely cost of an appeal rather than the merits of an application. Cllr Smith continued that whilst she empathises with the concerns and residents saying "what's the point in objecting" she has written to Ben Wallace MP urging him to raise the matter in Westminster. The Clerk confirmed that correspondence has been received stating that Mr Wallace MP has asked the Secretary of State to look into the decisions alongside the City Council's refusal to adopt a lower housing supply figure.

Cllr Smith stated that she had also informed Mr Wallace about the rural policing alterations, but was disappointed to note that he is addressing the matter at a local level rather than at Westminster where the cuts are being administered.

Lorraine Ellwood explained that due to the reduction in resources, officers need to be stationed where they are most needed but incident response cars will still cover the rural areas. She stated that whilst she is a Rural Wildlife and Heritage Officer, not a Police Officer, she works closely with the Community Beat Managers and is able to put a case forward for the rural area, but compared to the City Centre and other areas of Preston, crime incidents in the rural area are very low. Lorraine ran through the latest incidents and explained that intelligence is still be gathered in relation to the ATM theft and 4 males have been arrested for various theft attempts.

It was questioned whether the lack of police officers would deter residents from reporting crimes and it was stated that the Parish Council can work with the police by encouraging residents to report incidents and a mobile number was issued in this regard.

Lorraine is also happy to provide crime statistics on a monthly basis to reassure people that the situation is under control and being monitored. It was questioned if the statistics would cover the Longridge area as many people relate to the problems there. Lorraine confirmed that cross boundary issues can be looked at and confirmed that officers from Longridge would continue to attend incidents on the boundary.

With regards to questions regarding whether the Parish Council could support the police financially through increased CCTV or reminding residents to improve security, it was stated that the restructuring has only just commenced and further meetings, including ones on crime prevention and neighbourhood watch may take place in the future.

Lorraine was thanked for her attendance.

Attention was drawn to a consultation from the Police and Crime Commissioner seeking views on whether residents would pay an extra 46p a week (based on a band D taxpayer) to provide 80 officers across Lancashire – including 3 rural officers. As views varied, it was suggested that residents should respond individually to the consultation.

It was RESOLVED that the meeting be reconvened.

NOTE PLANNING APPLICATIONS WITH DELEGATED REPRESENTATION

MIN 114 Members RESOLVED to note the following applications which were processed under delegated authority in accordance with SO 38b as a meeting was not held in December.

06/2018/1189 Substitution of house type granted under planning consent 06/2017/0339 in respect of Plot 1 on land to the rear of 907 & 909 Whittingham Lane, Goosnargh.

Members objected to the principle of the dwellings but had no objections to an application to alter plots 2 & 4 from 3 bedroomed properties to 4 bedroomed properties. This application relates to plot 1 for a 3 bedroom bungalow which will be altered to include a garage.

Representation – leave to planning.

06/2018/1212 Outline application for 2no. dwellings with access applied for only (all other matters reserved) on land adjoining Meadowcroft Cottage, 273 Whittingham Lane.

Whilst there are no previous applications on the site, the site is predominately in the open countryside. Other buildings are shown in the vicinity of the site and approval would set an unwelcome precedent for conversions and other fields to be developed. Furthermore, as the site is accessed by a long track, LCC have stated that further details are required in respect of the width of the road and passing places. If alterations are required, this may create an urbanised road in a rural location.

Representation – object as the site is in the open countryside, in an unsustainable location and if approved, will set an unwelcome precedent for further applications.

06/2018/1224 Two storey front and rear dormer side extension and single storey rear extension following demolition of garage at 11 Northgate.

The application proposes a 2 storey frontage with a single storey side extension along the boundary between numbers 9 and 11 Northgate. As the extension extends to the rear boundary, it will also be visible from number 16 Churchgate. All the adjoining properties have been consulted and no objections have been received. As viewed from Northgate, there will be no adverse impact to the frontage of the dwelling. **Representation – leave to planning.**

06/2018/1229 Outline application for 3no. dwellings (access and layout applied for only) at Gleadale House, Cumeragh Lane.

The site is located in the open countryside on the right hand side of Cumeragh Lane as you approach Halfpenny Lane from Whittingham. At the November meeting, Members opposed application **06/2018/1173** for 9 dwellings on a field on the left hand side of Cumeragh Lane with access being taken from Halfpenny Lane. The development will be to the west of Gleadale House – which the City Council listed as a Heritage Asset (LLA 74) - on an area previously used as a kitchen garden, criss crossed by formal walks. Further to the west, is a property called Gleafield. Given other consents on Halfpenny Lane, it is possible that the City Council could consider the site as an infill plot between Gleadale House and Gleafield, however, this can be objected to as the indicative proposal shows that plots 1 and 3 will be constructed behind the building line of both Gleafield and Gleadale House.

LCC have not raised any objections to a new access onto Cumeragh Lane, subject to suitable visibility splays to the west and a new footway along the frontage of the site connecting to an existing footpath to the east.

Representation – object citing the reasons detailed in application **06/2018/1173** including the impact of the development on a Listed Heritage Asset.

Members were informed that the above comments were issued after the consultation closing date due to the Christmas / New Year period. Whilst the officer's report states no objections had been received, the comments were received prior to the date on the decision notice and the Clerk was requested to establish if the objection was taken into account before the decision notice was issued.

06/2018/1303 Single storey side extension to rear outbuilding at Camforth Hall Barn, Camforth Hall Lane, Goosnargh. The application relates to an existing outbuilding situated well to the rear of Camforth Hall Barn which is currently used as a garage and store. This use will continue. The proposal is to extend the store to provide a roofed cover for hay storage.

Representation – leave to planning.

MOTION OF NO CONFIDENCE IN PRESTON COUNCIL PLANNING OFFICERS.

Broughton Parish Council have informed all Parish Councils of their decision to submit a Motion of 'no confidence' in Preston City Council Planning Officers over their inability to deliver a 5year housing supply. The matter will be debated at Preston Area Committee on the 23rd January. As Whittingham's PAC representative, Cllr Hall requested that Members indicate whether they supported the NOM in principle.

In light of the recent approvals and the discussion under public participation, Members indicated their support in principle but NOTED that the matter will need to be included on the February Agenda before a formal decision can be made.

CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

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

06/2018/1180 Outline application for 46no.new dwellings and associated works (access only applied for) at Land off Inglewhite Road and Halfpenny Lane, Longridge.

Members noted that as the application was received in November, the Clerk submitted a general objection based on Members comments against similar developments on Halfpenny Lane. As the application is next to Belmont Farm, which has recently applied for expansion, Members were requested to consider if they had any site specific comments.

MIN 115 Members stated that whilst previous concerns regarding the smell and noise emanating from the pig farm appear to have been addressed, a new housing estate may exacerbate the difficulties. On balance, Members would prefer to see a rural farming enterprise in the open countryside and as the housing development may affect the long term viability of the farm, Members RESOLVED to object to the proposal.

06/2018/1261 Erection of 2no. general industrial buildings (Class B2) at Wyder Engineered Timber Systems Ltd, Cumeragh Lane, Whittingham

The Parish Council objected to a previous application **06/2016/0615** to extend and rebuild the existing barn at the site (formerly known as Seed House Farm) due to concerns regarding the increase in HGV's using rural roads. However, as the application related to an existing building, the application was approved. As this new application proposes a significant expansion to the business, an extension of time was requested to allow Members to consider the application.

Members noted that the design proposals describe the buildings as production space and in the business plan, the buildings are described as manufacturing units. Members expressed concern that it was not clear if the buildings would be used for the continued manufacture of roof trusses or if they would be used for the production of other goods. Either way, the creation of 2 large industrial units, along with parking for 40 cars, would result in a significant increase in industrial traffic on rural roads which the Parish Council has already objected to. Whilst the existing use is established, any further expansion would be detrimental to the rural area and the scale of the development would have a visual impact on the open countryside.

Members noted that a mains water supply and a gas pipe cross the site and requested that full consideration is given to the location and protection of the pipes, particularly during the construction phases if the City Council is minded to approve the application. However, in light of the above points, **MIN 116** the Parish Council RESOLVED to object to the application.

06/2018/1270 Outline planning application seeking approval for access, layout and scale only for 1no. dwelling (all other matters reserved) at Sudells, Brabiner Lane.

Members noted that the proposal is to create a new dwelling on a paddock / garden area which is an overburden to the applicant - however this is not considered to be sufficient justification for a new dwelling in the open countryside. The surrounding road network comprises single width, unlit roads without pavements and the distance to the nearest services and facilities means that occupiers will be reliant on a car, making the location unsustainable. The proposed dwelling will be visible from the road and is considered to be an over intensification of the site which is in an Area of Separation.

MIN 117 Members RESOLVED to object to the proposal.

06/2018/1356 Outline application for up to 26no. dwellings and associated works (access applied for only) on land opposite Swainson House Farm, Goosnargh Lane.

Members noted that the application is on the south side of Goosnargh Lane and the objections made in relation to application **06/2018/0867** are also pertinent to this application.. Members noted that as the application is primarily for the access, greater details should be supplied regarding the lack of street lighting and footpaths particularly as Goosnargh Lane has a 60mph speed limit. **MIN 118** Members RESOLVED to reiterate the objections relating to the NPPF, Core Strategy, Local Plan, Affordable Homes and Strategic Highway comments and submit additional objections in respect of the access.

06/2018/1370 Prior notification submission for change of use from premises in light industrial use (Class B1) to 4no. dwelling houses (Class C3) at Daisy Dene, Inglewhite Road, Preston.

MIN 119 Members noted that the application may be permitted development and RESOLVED to leave to planning.

06/2019/0026 Permission in Principle for one dwelling north of Old Rib Farm, 55 Halfpenny Lane Preston.

Members noted that a PIP is a stage 1 planning application and factors such as transport and impact on a heritage asset can't be taken in to account until stage 2. Notwithstanding this, the principle of development is considered contrary to Policy 1 of the Core Strategy as the development is in the open countryside where development should typically be small scale, limited to appropriate infilling, conversion of buildings and proposals to meet local need. The application is not infill and the level of need can't be established - particularly as the addition of one dwelling would not make a demonstrable contribution to the Council's housing supply or the support to local services.

Furthermore, 2.1 of the Planning Statement includes a reference to an 'omitted area' already approved under an adjacent application. It is considered that the approved application will be a material consideration in terms of the layout of the proposed site and as layout is not being requested in stage 1, a 'Permission in Principle' application is not considered an acceptable approach for this particular site.

MIN 120 Members RESOLVED to object to the application.

DECEMBER FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements had been reconciled.

QUARTERLY BUDGET ANALYSIS 2018/19

MIN 121 Members considered the 3rd quarter budget analysis (April to December), and RESOLVED that it was not necessary to approve any virements between budget headings.

HOLME FELL JUDICIAL REVIEW COSTS

At the November meeting, Members noted that an invoice had been received from the Solicitors in relation to the Judicial Review, which is in excess of the amount expected. Members considered an analysis of the invoice and agreed that the Solicitor's pre-consultation fee appears to be duplicated.

MIN 122a Members RESOLVED to deduct the 'duplicated' amount from the invoice and approved payment of £10,545.60 with the VAT element to be reclaimed.

MIN 122b As the invoice includes fees incurred by the Residents Group in connection with the Aarhus claim, Members RESOLVED to invoice the Resident's Group for £2,500.

SLCC MEMBERSHIP

MIN 123 As the Clerk works for 2 Parishes, it was RESOLVED that the membership cost of £196 is shared equally by both Parishes at £98 each. CQ 1373

Members noted that the amount does not include a £40 subscription to the Union element of the Society as this amount is paid separately by the Clerk.

ACCOUNTS FOR PAYMENT

MIN 123 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Oct – Dec Play Insp. Cumeragh	Barton Grange	£390.00	CQ 1374
Clerk Dec Salary	J Buttle	£430.12	CQ 1375
Tax / National Insurance	HMRC	£107.40	CQ 1376
1/4ly Admin Expenses Oct - Dec	J Buttle	£42.92	CQ 1377
Office Supplies	Woodplumpton PC	£29.30	CQ 1378
Christmas tree	Barton Grange	£348.00	CQ 1379
Clerk Jan Salary	J Buttle	£430.12	CQ 1380
Tax / National Insurance	HMRC	£107.40	CQ 1381
Green Space Maintenance	Envirocare	£708.00	CQ 1382
Holme Fell	Winkwood Sherwood	£10,545.60	CQ 1383
Electric Bill	E-ON	£33.11	CQ 1384

CONSIDER THE PRECEPT REQUIREMENTS FOR 2019/20

At the November meeting, Members considered the **draft** budget for 2019/20 which included the following proposals

- a) replenish the £5,000 reserves used for the legal challenge at Holme Fell
- b) election costs due in May 2019
- c) increase the Clerk's salary to 12hrs a week instead of 10hrs
- d) community grants to Goosnargh Festival and Longridge Show

The above alterations have been incorporated into the attached gross budget forecast.

MIN 124 Members RESOLVED to set the Precept for 2019/20 at £20,530

CIL ITEMS

Members NOTED the following updates in relation to CIL items.

Boundary Signs – these have been installed and LCC are due to submit an invoice. One sign was repositioned due to visibility issues.

Circular walks - Woodplumpton's Lengthsman has commenced an inspection of the walks and is logging the works to be completed. Some he will be able to do, but others may require a contractor / further discussion with LCC. Further feedback will be given in February.

Speed cameras – LCC have finally confirmed that solar signs may be acceptable subject to various inspections and licences. Discussions are now taking place regarding the location.

Litter bins – PCC agreed to a new bin at Halfpenny Lane. The supply and installation need to be chased up.

Bench – The Clerk will look at the purchase and installation costs for the bench erected near 933 Whittingham Lane.

Drainage – Costs / advice is being sought in relation to the drainage needed to prevent flooding at Cumeragh Play area.

BUCKINGHAM PALACE GARDEN PARTY

MIN 125 Members RESOLVED to nominate the Chairman, Cllr Lewis to be entered into a ballot to attend a Garden Party at Buckingham Palace in June.

NOTE NEW CORRESPONDENCE

Members NOTED that the new sewer works on Houghton Green Lane have been extended and the works scheduled for Whittingham Lane will not now commence until Monday 21st Jan, lasting until the 12th April.

Members stated that horses were using the new footpath between the Village Hall and requested a new sign prohibiting them. Concerns were also expressed regarding vehicles accessing the Village Green. Both matters will be added to the February Agenda for further consideration.

DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 11th February 2019 at 7.15pm.**