

## WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **Monday 9<sup>th</sup> July 2018** at 7.15pm at Whittingham Sports & Social Club

### **Members:**

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

### **Members of the public**

City Cllr L Smith  
L King

Mrs J Buttle – Parish Clerk

**APOLOGIES** Cllr A Lewis

**APPROVAL OF MINUTES** of the meeting held on 11<sup>th</sup> June 2018.

**MIN 33** it was RESOLVED that the June Council Minutes be signed as a true record.

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

**MIN 34** Cllr Hall, Cllr Rigby and Cllr Meades declared a personal interest in the Whittingham Road roadworks as it affects their properties. Cllr Hall also declared a prejudicial interest in planning application **06/2018/0585** due to the proximity of the site to his property and Cllr Landless declared a personal interest in application **06/2018/0624** as he is a member of Whittingham's Sports and Social Club.

### **PUBLIC PARTICIPATION**

**MIN 35** it was RESOLVED that the meeting be adjourned for public participation

It was noted that Gladman Developments have issued a consultation leaflet in respect of a proposed planning application for 145 homes off Whittingham Lane, Goosnargh. In response to a question, the Clerk stated that the Developer was 'going through the motions' of consulting the public so that they can say '*they have considered and addressed residents' concerns*'. However, as the site is contrary to the Core Strategy and the Local Plan and will have an adverse impact on the village, the proposal is unlikely to be acceptable to the Parish Council in any way, shape or form - particularly as any perceived, local demand can be met from the Whittingham Hospital site – where a consultation event is being held to discuss an increase in the number of homes proposed! With this in mind, the Parish Council does not intend to reply to Gladman's consultation but it was stressed that residents should not be discouraged from doing so.

In response to a question about cables stretched across the road, the Clerk replied they are probably there to monitor current traffic flows as a traffic assessment needs to be submitted with most major planning developments.

With regard to the Whittingham Hospital site, concerns were expressed that the consultation regarding the proposed increase in housing was ambiguous, with residents believing that the proposal is for 750 homes *in addition* to those previously approved. It was also questioned if the S106 Agreement would be honoured if the site was redeveloped. The Clerk stated that as the site was already identified in the Local Plan, the Clerk and Chairman have arranged to jointly attend the presentation on the 12<sup>th</sup> July to establish the facts on what is proposed.

The Clerk added that the lack of a 5 year housing supply and the impact on local villages was discussed at the Preston Area Committee in June and the Parishes represented stated that they have no confidence in the Planning Department or the current 5 year supply figures. It was agreed that the Secretary should write to the Director of Planning requesting advice on what the City Council intends to do to protect the rural villages. Whittingham Parish Council will be updated on the reply and the Chairman may decide to call an extra-ordinary meeting to update residents and discuss a response to any further planning proposals.

Cllr Smith agreed that the Gladman consultation was a farce but stated that villages were at risk from new applications as soon as the City Council confirmed it did not have a 5 year housing supply. As new homes aren't being built quickly enough – there is nothing that can be done – but everyone is feeling the pressure and staff turnover at the City Council is 'horrific'.

Cllr Smith stated that she had met with Chief Supt Matt Horn and had expressed concerns regarding rural policing. Although the amount of staff based at Broughton has increased, they will also cover other areas in Preston, however, as they only have an unmarked police vehicle, the visible police presence will not be increased. Whilst Broughton will still operate as a base, Goosnargh Village Hall will not be used. It is unclear whether PACT meetings will continue but Clerks are requested to send Parish Council meeting dates to L Ellwood, the Rural Policing and Wildlife Co-ordinator and she will try to ensure an officer attends the Parish Council meetings. L Ellwood will also be issuing an invitation to the Chairman and Parish Clerks to meet the senior management team to discuss any local policing concerns.

Chief Supt Horn acknowledged that people are not reporting crime and Parishes are requested to circulate police contact details to encourage residents to report issues using the 101 service. Previously this has been oversubscribed as it is shared with Merseyside and Manchester but plans are in place to revert it back to local area teams.

The Clerk advised Members that an invoice had been received for the use of Goosnargh Village Hall, but as opening dates and times were not advertised and the frequency of use is not known, the Invoice will be queried as the Council should not pay for a service not received.

Cllr Smith stated that she had also met with LCC regarding the proposed works on Whittingham Road / Halfpenny Lane and will continue to raise any issues on behalf of residents. She suggested taking before and after photos to help address any concerns and added that she had spoken to LCC about moving the bus stop on Halfpenny Lane. The location is not considered to be safe as the sign was knocked down during an accident but thankfully no one was at the bus stop at the time.

The Clerk was requested to check if development at 37 Halfpenny Lane is being built in accordance with the approved plans.

Cllr Hall exercised his right under Standing Order 33, to use public participation to comment on application **06/2018/0585** where he had expressed a prejudicial interest. He asked Members to seriously consider his circulated written comments in relation to the development.

As no further matters were raised, it was RESOLVED that the meeting be reconvened.

#### **DEVELOPMENT AT THE FORMER RIDINGS SITE**

Following confirmation that there will be a temporary closure of Whittingham Road between 21/07/2018 and 11/08/2018, Members submitted a list of concerns to LCC and requested that these be addressed whilst the roadworks take place. Members considered the reply from LCC.

**MIN 36a** Members RESOLVED to respond with the following points

- a. It is noted that a letter will be sent to residents before the works start. Members request that the letter includes a contact name and number to ring in case problems are encountered during the works.
- b. It is noted that the contractor will make good any gullies damaged during their works, however as LCC are aware that some of the gullies were not in full working order before the works started - will these gullies also be repaired whilst the road is closed?
- c. Has any progress been made contacting the developer regarding the street lighting. The Parish Council has tried to make a direct approach but our email and phone calls have not been returned
- d. With regards to the co-ordination of works, the Parish Council is aware that works are proposed at Stonebridge roundabout. Do you have a start date for those works?
- e. It is noted that the contractor has been made aware of the possible obstruction by traffic parked in the lay-by at Halfpenny Lane. Please confirm that the resurfacing and repairs will include the junction of Halfpenny Lane - up to and including the lay-by.

In addition to the roadworks, concern was expressed that development work is continuing on the Ridings site prior to the planning conditions being discharged.

**MIN 36b** – It was RESOLVED that the Clerk raise the matter with planning officers.

#### **PLANNING APPLICATIONS BEFORE COUNCIL**

**Note** - Members are advised prior to the meeting that applications can be viewed at [www.preston.gov.uk](http://www.preston.gov.uk).

Further to MIN 13 the Clerk contacted the Planning Officer regarding the Holme Fell application and requested that the application be refused on the grounds that the S106 obligations had not been legally secured. A reply has been received stating that progress is being made and as the S106 is nearing completion - and as the applicant is agreeable to an extension of time - any steps to curtail the process would be construed as unreasonable behavior, leaving the City Council liable for an award of costs.

**06/2018/0585** Reserved matters application for the erection of 83 dwellings with associated infrastructure and open space on land to the North of Whittingham Road.

Members were informed that the proposal is for a mix of 3 & 4 bedroomed detached, semi-detached and mews properties which will be sold as open market and affordable dwellings. The Planning statement suggests the ratio will be 65% private ownership and 25% affordable which if correct, will be contrary to Policy 7 of the Core Strategy.

The outline application included an illustrative layout but whilst the road layout is similar, homes in the NW corner - which were shown facing the road - are now facing each other in a block format. Parking provision is in accordance with Appendix B of the Local Plan but no new transport stops are proposed. Concerns were expressed that the development does not have a sustainable transport plan and as the identified bus stops are over 1km away, the site is considered unsustainable as residents will be dependent on private transport.

Several septic tank outfall pipes discharge into Blundell Brook and the Parish Council requires that the Developer consults closely with existing property owners / the Environment Agency and the Local Lead Flood Authority before any stopping up of drains or culverts on the site.

Surface water from this site **06/2018/0585** (83 houses) will combine with surface water from the Inglewhite Road site **06/2017/0840** (186 houses) and discharge into the surface water sewer running down Whittingham Road from the Ridings development **06/2016/0493** (113 houses). The Parish Council seeks assurances that the combined effect of all 3 applications is taken into account to prevent potential flooding particularly at the SW sewer in Whittingham Road - which drains into Blundell Brook.

With regard to the foul sewage connection, developers should be required to liaise with each other to prevent roads being dug up – especially if they have recently been resurfaced.

As radon gas may be present on site, assurances need to be given that it will not migrate into existing residential properties especially those with sub floors.

Insufficient survey work has been done to assess the impact the development will have on an active bat population. A condition is requested to ensure the bats are protected.

It was noted that the public open space will be managed by a management company.

**MIN 37** Members RESOLVED to strongly object to the application until the above matters are addressed and the requested assurances are obtained.

**06/2018/0590** 24no. bungalows for persons aged over 55 with associated parking, landscaping and open space (with access from Cumeragh Lane) on land at the junction of Cumeragh Lane and Camforth Hall Lane, Goosnargh.

Members noted that the application is in the open countryside and as such it is contrary to Policy 1 and Policy EN1 of the Local Plan. Members are aware that the City Council does not have a 5yr housing supply which means applications for sustainable development may be approved - however the applicant has not submitted any information to confirm that the site is sustainable. This is considered essential as the proposed bungalows are for persons aged over 55. There is a bus stop adjacent to the site but the service only runs hourly which will be a significant inconvenience to residents who wish to go shopping, attend a Drs or other amenities. Members accept that the over 55 limit can be enforced at the point of sale, but question how the criteria will be managed when the householder wishes to move on.

Members also note that the developer is not proposing any affordable homes on the basis that bungalow developments generate a lower yield for developers – however as the Viability Appraisal is not available on-line, Members are unable to assess the validity of this approach and can only comment that with no affordable homes, the proposal is contrary to Policy 7 of the Core Strategy. Attention is drawn to the site at Holme Fell **06/2016/1039** which proposes 16 bungalows of which 14 will be affordable.

The planning officer's report confirms that the HNDA 2013 did not specifically reference a need for bungalows, however as Holme Fell was approved, Members strongly believe that for a small Parish such as Whittingham, any local demand for bungalows can be met from the Holme Fell application.

With regard to the increase in traffic which will be generated by the application, Members wish to highlight the number of accidents that occur on the bend with Camforth Hall Lane. It is noted that traffic calming is not proposed, and if all the above reasons are dismissed, then traffic calming should be sought by way of a S106 Agreement. Members also wish to point out that the hedgerow along Cumeragh Lane contains a significant amount of Japanese Knotweed which must be removed in accordance with specified guidelines.

**MIN 38** Members RESOLVED to strongly object to the application for the above reasons.

**06/2018/0624** Retrospective application for the use of part of site for the siting of caravans and siting of static caravan for three year period as warden's accommodation at Whittingham Sports and Social Club, Whittingham Lane, Broughton.

Members discussed whether the application was an interim measure to rectify the informal use of the land prior to the submission of the Homes England application. It was noted that marked pitches may affect parking, however as the land is already used informally, it was felt that there would be little impact on the Club facilities.

**MIN 39** Members RESOLVED to leave to planning.

**06/2018/0644** 1no. dwelling following demolition of garage and extension of driveways for existing and proposed dwellings at Bushells Cottage , Mill Lane, Goosnargh.

Members were informed that application proposes a new dormer bungalow on the site of the existing garage with a single garage alongside. The new dwelling will share the existing driveway of Bushells Cottage. Members were also referred to a letter from the applicant explaining the reasons for the proposal. Members noted that the dormer bungalow would be set slightly forward of the existing garage but would still be set back behind the main property. Members also noted that a Public Right Of Way runs down the western boundary of the site and would not be affected by the proposals.

**MIN 40** As the proposed dwelling will replace an existing structure with a small, sustainable dwelling within an existing domestic curtilage, Members RESOLVED to raise no objections to the proposal.

**06/2018/0638** outline planning application (access only) for up to 10no self-build dwellings with access from Langley Lane, Broughton.

The application is in the open countryside and is contrary to Policy 1 of the Core Strategy. As the City Council can't demonstrate a 5 year housing supply, it is noted that there should be a presumption in favour of sustainable development - however the applicant has not submitted any evidence to demonstrate that this location is sustainable. With regard to the access, the entrance to the site is located in a dip resulting in extremely poor visibility as you approach the site from both directions. The Langley Lane junction with Whittingham Lane also affords poor visibility as you look left towards Whittingham.

**MIN 41** For the above reasons Members RESOLVED to object to the application.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

Preston City Council has drafted a Statement of Community Involvement which sets out how the Council will involve all sections of the community in the planning process which includes comments on Planning Policy and Planning Applications.

**MIN 42** Members RESOLVED to reply to the Consultation by stating that Members have no faith in the Planning Process. The Parish Council contributed to the Local Plan but officers ignored the comments and have not enforced policies consistently. The Local Plan is not fit for purpose and the City Council is not listening to and is completely ignoring the wishes of local residents by approving controversial applications in the rural areas. Whilst the City Council is being dictated to by developers, any efforts to engage the public in the planning process are meaningless. Where Parishes are consulted on applications, the process is cumbersome and unhelpful. On the website, information is provided by ward rather than by parish and documents are listed alphabetically rather than chronologically. Residents' comments are not acknowledged and Parishes are not consulted on amended plans.

## FINANCIAL STATEMENT

The Chairman verified that the accounts and bank statements reconciled.

## REVIEW OF 1<sup>st</sup> QUARTER ACCOUNTS AND CIL ITEMS

Members considered expenditure against the budgeted items following the completion of the 1<sup>st</sup> Quarter – April to June. Members NOTED that the maintenance contracts had commenced for Envirocare and Barton Grange and a full invoice has been received from the City Council for the maintenance at Goosnargh Village Green. Members also noted the unbudgeted cost of re-painting and repairing the telephone kiosk at Halfpenny Lane.

With regards to the CIL items, Members noted that there has been no further progress with the dog bin, the Memorial surround or the village walks. Members noted that surveyors have checked the SPID sites but are yet to confirm which device can be displayed. LCC are also yet to confirm if the boundary signs can be erected in the specified locations.

**MIN 43** It was RESOLVED that the Clerk prioritise these matters over the summer period.

## ACCOUNTS FOR PAYMENT

**MIN 44** Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
July salary	Mrs J Buttle	£429.92	1339
Tax / National Ins	HMRC	£107.60	1340
1/4ly expenses Apr – June (part with W/P)	Mrs J Buttle	£126.41	1341
Grounds maintenance Goosnargh Village	Preston City Council	£990.00	1342
Grounds maintenance Cumeragh Village	EnviroCare	£720.00	1343
Quarterly Charge Inspection & Litter Pick	Barton Grange	£390.00	1344
4 x telephone kiosk signs	X2 Connect	£84.96	1345
Electric Bill	E-On	£24.49	1346

## LALC AGM

Members noted that the LALC AGM will be held on Saturday 17<sup>th</sup> November at 10.00 at Howick House, Penwortham. **MIN 45** It was RESOLVED that any Resolutions should be submitted to the Clerk by the September meeting to comply with the 5<sup>th</sup> October deadline.

## NOTE NEW CORRESPONDENCE

Members were reminded of the dates and times for the preview consultation on the Whittingham Hospital site.

## DATE OF NEXT MEETING

**MIN 46** As Councillor Landless and Cllr Hall gave their apologies for the August meeting, Members RESOLVED to cancel the August meeting on the understanding that an extra ordinary meeting may be called by the Chairman to discuss any planning concerns. Consequently, the next scheduled meeting of the Parish Council will be **Monday 10<sup>th</sup> September 2018 at 7.15pm.**