

## WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **Monday 8<sup>th</sup> July 2019** at 7.15pm at Whittingham Sports & Social Club

### **Members:**

Cllr Dave Hall - Chairman  
Cllr Bernard Huggon  
Cllr A Meades  
Cllr Margaret Rigby

### **Members of the public**

L King – Heritage Group  
Cllr H Landless – Preston City Council  
Mrs Julie Buttle – Parish Clerk

**APOLOGIES** – None. All Members were present.

**APPROVAL OF MINUTES** of the meeting held on 13<sup>th</sup> May 2019.

**MIN 19/41** it was RESOLVED that the June Parish Council Minutes be signed as a true record.

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

There were no declarations of Interest.

### **PUBLIC PARTICIPATION**

**MIN 19/42** It was RESOLVED that the meeting be adjourned for public participation.

Cllr Landless gave apologies for Cllr Woollam and Cllr Donnell and explained that each Councillor would be attending a different Parish Council meeting to ensure all areas were covered. He explained that as he was on Planning Committee he couldn't get drawn into comments on planning applications but requested clarification regarding the Parish Council's concerns about affordable housing at Pudding Pie Nook. It was explained that Members felt the affordable housing was clumped together and did not comply with the pepper potting policy. In response to a question it was confirmed that representation on the Committee was not politically balanced, but it was stressed that decisions were not taken according to politics. Following a training session on planning, Cllr Landless explained that Cllrs only have 21 days to call a planning application before the planning committee and the timescale starts from the date the application appears on the weekly list. The Clerk expressed concern regarding this as the Parish Council often receives consultation letters after the weekly list has been produced which will shorten the timescale. Furthermore, 21 days may elapse between the weekly list being published and the application being presented to the Parish Council. The only way to resolve this issue is for the Clerk to request a call in on all controversial applications as soon as the application is received and keep a record of how many are successfully brought before committee. It was confirmed that the Clerk should write to the planning officers to question why Parish Councils have not been advised that the procedures are being tightened up and why the Parish Council has to respond within 21 days when several controversial applications are taking over 6 months to be determined.

Cllr Landless advised those present that the Stagecoach strike had been cancelled.

It was stated that the micropub at Whittingham Lane has created an outdoor seating area. The Clerk confirmed that the planning application description was change of use from retail (Class A1) to drinking establishment (Class A4) including outdoor seating area and external alterations to building.

It was reported that a child had been injured at Goosnargh Oliverson's school by a van reversing round the junction. It was explained that the school operates a walking bus from Whittingham Lane to reduce travel by car, the Governors often patrol outside the school requesting that drivers move on and enquiries have been made for a crossing patrol person, but the school does not meet the criteria. It was suggested that the head teacher asks if the PCSO's can do some spot checks in the area.

It was stated that contractors had left a bump in the road when resurfacing Halfpenny Lane and noise and disturbance is being caused to residents as empty construction vehicles drive over it. The Clerk will raise the matter with Highways.

Members noted the June Police report which logs 9 general incidents and 83 calls regarding Guild Lodge of which 14 resulted in a crime report. Members were also informed of a hoax 999 call.

## **APPLICATIONS FOR CO- OPTION**

Members NOTED that there are currently no requests to be co-opted on to the Council however the Summer newsletter has not yet been delivered.

## **PLANNING CONCERNS**

### **a) Motion of No Confidence**

Members met with the Director of Planning and the Director of Policy at the City Council on Tues 25<sup>th</sup> June to discuss the 5-year housing supply and the concerns in the Motion of No Confidence. Members stated that it was a constructive meeting and as a result, they have a better understanding of how the 5 year supply situation has evolved. However, Members feel that the City Council could and should have been more proactive in explaining the situation to residents and although officers have stated that consultants have been employed to look at the figures and assess the need at a Parish level, the process is considered to be too slow and swathed in bureaucracy. **MIN 19/43** Members RESOLVED that a reply should be sent to the Director of Planning stating that the Motion will not be withdrawn until the City Council improves communication and specifies how it will deal with the damage already created by the approval of so many applications in one area.

### **b) Holme Fell – Community Charter**

Further to MIN 19/14 the Clerk arranged a meeting with Onward Housing on the 4<sup>th</sup> July to discuss the Holme Fell Community Charter. Unfortunately, a representative from Seddon's was not present but a written summary of the meeting actions has been forwarded to them. During the meeting it was suggested that a Stakeholder group should be formed to discuss the scheme as it develops but whilst it was agreed that the Parish Council should be represented, Members felt that the key stakeholders should be the residents living nearest to the site. **MIN 19/44** It was RESOLVED that Cllr Landless be updated on the developments as he would be a key person to have on the Stakeholder group once it is formed.

### **c) Whittingham Hospital Application**

As advised at the June meeting, the Clerk has spoken to the Planning Officer regarding the Whittingham Hospital application and he is speaking to colleagues regarding the possibility of a meeting. The matter was raised at the meeting with the Director of Planning on the 25<sup>th</sup> June but Members NOTED that a date has not yet been proposed.

## **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)

**06/2019/0166** Reserved matters application (namely appearance, landscaping, layout and scale) pursuant to outline permission 06/2017/0941 for 98no. dwellings and associated works following demolition of 126a Whittingham Lane (Amended layout) Members noted that the estate road is being altered to create a circular route rather than 2 cul-de-sacs in the northern section. As a result of the amended layout, the density of housing in the northern section will be decreased and more houses will be added to the south east corner of the site. The number of affordable homes will remain the same but the number of social rented homes will increase, as will the number of 2 bedroomed properties. The South East corner will include some affordable homes, however as none are proposed to the west of the site, the application is considered to be contrary to the policy to pepper pot affordable housing. **MIN 19/45** With the above in mind, Members RESOLVED that there should be no change to their original objections. Members noted the application will be determined on the 11<sup>th</sup> July.

**06/2019/0475** Single storey extension to front and increase in height and reroofing of existing rear extension at Grisedale, Camforth Hall Lane, Preston. Members noted that the application was for a small extension to the front of the property to create a sunroom. **MIN 19/46** Members RESOLVED to leave to planning.

**06/2019/0567** Change of use from storage unit to scaffolding storage yard at Sand Bank Estate, Cumeragh Lane, Preston. Members noted that the change of use has been in operation since 2015 and the application has been submitted to rectify a discrepancy with the business rates. Members also noted that the application is accompanied by noise assessment which confirms an acceptable noise level.

Whilst the planning statement confirms that the access is currently from Cumeragh Lane, concern is expressed that the site plan clearly shows a through access route edged in red from Cumeragh to Ashley Lane. **MIN 19/47** Given the unsuitability of Ashley Lane for HGV's, the Parish Council RESOLVED that the consent clearly specifies that the agreed access route is from Cumeragh Lane and not Ashley Lane.

**06/2019/0620** Certificate of Lawfulness for proposed conversion of existing garage into 2no. bedrooms Sudells, Brabiner Lane, Preston.

Members noted that the site already has planning permission to convert the barn to a dwelling under 06/2015/0287 and the application seeks the conversion of an integral garage to 2 bedrooms. **MIN/19/48** Members RESOLVED to leave to planning.

**06/2019/0677** First floor rear extension over existing garage, erection of double garage, conversion of existing barn and outbuilding to form additional accommodation, following demolition of porch, and attached outbuildings at Daniel Platt Farm, Whittingham Road. Members note the comments in the planning statement which explain that the old farmhouse is in urgent need of repair and that the character of the area has changed therefore making a family home more acceptable. Members welcome the fact that the original stone elevations will be restored by using stone from the stable to be demolished. However, as the original building dates back to 1632, the building is included on the Heritage List – reference LLA 67 **MIN 19/49** Members RESOLVED that the conservation officer is requested to consider the proposal before permission is granted.

**06/2019/0708** Outline planning application for 1no.dwelling (access applied for only) with all other matters reserved on land adjacent to Slater's Barn, Whittingham Lane.

Members note that the application is for a dwelling in the garden area of Slaters Farm and the applicant states that *the site has a 'natural sense of enclosure' as there are natural hedges on all 4 boundaries*. Members are of the view that this description can be used to describe many fields in the open countryside and more emphasis should be given to Policy 1 of the Core Strategy which states *that growth in other places should typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need*. Whilst it is accepted that Slater's Farm lies to the west of the site, there is no development to the east and as such the site can not be considered as an infill plot. Furthermore, whilst it is noted that the application is for access only with all other matters reserved, Members wish to state that a 4,000sq ft dwelling over 3 floors will be entirely out of keeping with the existing area.

**MIN 19/50** Members RESOLVED to oppose the application.

**06/2019/0710** New vehicular access at St Anthonys, 734, Whittingham Lane.

Members note that the application form states that the eastern most access is required to allow access to the adjoining land which has been effectively blocked by the construction of the new house. Given that the new dwelling is located to the west of 734 Whittingham Lane, it is doubtful that this access was ever used to access the eastern field. Consequently, Members can see no reason why an additional access is required – unless the applicant is considering the construction of a 3<sup>rd</sup> dwelling, in which case the proposed use should be clearly indicated. If the eastern access is approved, it will lead to the creation of 3 accesses in close proximity to each other which is considered to be a hazard on 60mph road.

**MIN 19/50** Members RESOLVED to oppose the construction of the eastern access but if officers are minded to approve it, Members believe a condition should be applied stating that the access should be for agricultural purposes only.

## **FINANCIAL STATEMENT**

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

## **REVIEW OF 1<sup>st</sup> QUARTER ACCOUNTS**

Members considered progress against budgeted items following the completion of the 1<sup>st</sup> Quarter – April to June and noted the addition of £42.16 interest as the quarterly report was produced in advance of the bank statement.

**MIN 19/51** Members NOTED the committed expenditure in relation to the City Council maintenance costs, annual play inspection and Cumeragh Tree risk assessment report and RESOLVED that there was no need for any virements.

## FUNDING REQUEST

Members considered a request for a donation towards new litter picking equipment requested by Mrs S Birkby under the Litter Act 1983 s5. **MIN 19/52** Members RESOLVED to approve the donation to the value of the 2 invoices received £79.76.

## TREE SURVEY

3 quotes were obtained for a tree survey to be carried out on the trees on Cumeragh Village Green. A quote for £295 was accepted. **MIN 19/53** Members RESOLVED to pay the survey cost of £295 and requested that the Clerk obtain quotes for the non-urgent pruning works.

## ACCOUNTS FOR PAYMENT

**MIN 19/54** Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Uncontested election costs	Preston City Council	£200.00	1417
Quarterly Charge Inspection & Litter Pick	Barton Grange	£402.00	1418
July salary	Mrs J Buttle	£536.24	1419
Tax / National Ins	HMRC	£134.00	1420
1/4ly expenses Apr – June	Mrs J Buttle	£54.63	1421
Combo pack of inks £151.16 (1/2 with WP)	Woodplumpton Parish	£75.58	1422
Summer Newsletter delivery	JPP Media	£85.00	1423
Litter Picking	S Birkby	£79.76	1424
Tree Survey Cumeragh	Godwins Arboricultural	£295.00	BACS

## CIL ITEMS

**MIN 19/55** Members NOTED the following updates and RESOLVED that the items be progressed during the summer break.

**Parish walks** – An Inspection has been carried out on all the walks and quotes are being sought for the improvements

**Speed cameras** – The Clerk is in the process of contacting affected residents and the landowner so the SPIDS can be erected.

**Village Green signs** – PCC have been reminded of the request to erect new signs outlining the by-laws / permitted usage of Goosnargh Village Green.

## NOTE NEW CORRESPONDENCE

Members NOTED the Heritage Group's invitation to a book launch on the evening of the 15<sup>th</sup> July and the daytime workshop on the Lancashire Transport Plan also on the 15<sup>th</sup> July.

## DATE OF NEXT MEETING

Members RESOLVED to cancel the August meeting due to holidays and additional meetings being held in respect of the Motion of No Confidence, Holme Fell and Whittingham Hospital. The next meeting of the Parish Council is scheduled for **Monday 9<sup>th</sup> September 2019** at 7.15pm.