

WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **11th March 2019** at 7.15pm at Whittingham Sports and Social Club.

Members:

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

Members of the public

3 representatives regarding a new housing development at Inglewhite Road
Cllr L Smith
L King – Heritage Group
J Eastham
I Simpson
Mrs J Buttle – Parish Clerk

APOLOGIES Cllr B Huggon

APPROVAL OF THE MINUTES of the meeting held on **11th February 2019**.

MIN 143 It was RESOLVED that the January 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 interests.

PUBLIC PARTICIPATION

MIN 144 it was RESOLVED that the meeting be adjourned for public participation.

Mr Andrew Taylor of Barratt & David Wilson Homes requested to speak to Council regarding an amended proposal for a development at Inglewhite Road which has reserved matters approval for up to 190 homes under **06/2017/0840**.

Mr Taylor explained that the approved scheme was based on the developer reaching an agreement with United Utilities regarding the diversion / replacement of the water main but as this has not been possible, the layout has been amended so that the watermain can remain in its current position. To accommodate this, the mix of dwellings has been altered and a greater mix of houses is now proposed, focusing on slightly smaller dwellings. This has resulted in an increase of 31 units, of which 10 will be affordable. 58 dwellings from the approved scheme will not change and these have been excluded from the amended application. The S106 will include the same provisions in relation to education, travel and affordable homes. A plan showing the location of the affordable homes was requested by the Clerk. It was stated that surface water will drain to a storage pond eventually being piped to a surface water sewer on Whittingham Road. Foul water will be routed to the Inglewhite / Barnacre sewer as per the original application.

A councillor stated that existing residents will be severely disrupted by the new development and it was questioned if those on septic tanks could be offered a connection to the Barnacre sewer. This hasn't been considered but the developer is happy to make enquiries.

It was also questioned whether the Barnacre sewer would have capacity for all the new development in the area. It was stated that it is 'likely to be big enough' but the capacity will be checked by United Utilities. Once a sewer is laid, if a subsequent developer wishes to tap into it and the sewer needs oversizing, the connecting developer would need to pay for the works. It was confirmed that if this was the case, the road would need to be dug up again!

A resident stated that there are too many houses being built in the Halfpenny Lane area with little regard to congestion, availability of shops, medical provision or education.

Mr Taylor explained that LCC and the NHS commissioning service were consulted on planning applications and it was up to them to inform the City Council if the development was inappropriate – however, as the site had already been agreed in principle, the increase of 31 units was negligible in planning terms.

In terms of the transport situation, the developer has supplied robust evidence to LCC in the form of a travel statement which can be viewed on the City Council website. The developer is also funding 39 school places at a cost of £469,000.

It was questioned whether there was a demand for the homes and this was confirmed. It was also stated that the build out rate is likely to be more than 30 units per year.

The developers stated that they are aware the development will cause localised disruption but they concluded by saying they will try to be good neighbours.

Councillor Smith stated that in light of the strength of feeling against the proposed new developments in Whittingham Parish, she was very disappointed to report that the new leader of the Conservative group, who represents the Whittingham parish area, had stated that she was 'very sorry' that the planning department had received so much bad publicity as a result of the no confidence motions submitted by Parish Councils. Those present agreed that her priority should be representing the concerns of local residents. A local resident suggested withholding Council Tax payments until the City Council listens to the concerns, but Members made it clear that this is not an action the Parish Council could support.

Mr Simpson addressed the Council regarding planning application **06/2019/0228** to convert a barn to a dwelling at Marimar, Cumeragh Lane. He explained that application **06/2019/0084** was for a prior notification to convert the barn into a dwelling and this application (relating to the same barn) was to extend and alter the barn into dwelling.

It was RESOLVED that the meeting be reconvened.

RESPONSE TO NO CONFIDENCE MOTION

Members NOTED that the Chief Executive of Preston City Council requested that his reply to Broughton's Motion of No Confidence was circulated to all Councillors but although our Motion has been acknowledged, an individual reply has not yet been received.

Members also NOTED that Mr Blackburn (Planning Policy) was invited to the Parish Council meeting to discuss the Call for Sites process but a reply has not been received.

MIN 145 Members RESOLVED that the Clerk writes to the Chief Exec of the City Council (copied to Mr Blackburn) expressing their annoyance that the City Council is not fulfilling its duty to communicate and engage with the Parish Council. In light of the comments made under Public Participation, Members also RESOLVED that the Clerk write to Cllr Whittam requesting her help to address the concerns raised in the Motion as soon as possible.

WHITTINGHAM HOSPITAL SITE

Prior to the submission of the full planning application for the Whittingham Hospital site, Homes England have emailed a plan showing the proposed layout of the sports facilities which they believe provides a solution that best meets the needs of the club, responds to the site constraints and maximises the available events space. **MIN 146** Members NOTED the layout and RESOLVED that the Clerk contact Homes England to query the delay on the application submission and confirm that the Club layout includes changing rooms.

PLANNING APPLICATIONS BEFORE COUNCIL

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

06/2019/0041 2no. detached dwellings on land South of 97 Halfpenny Lane, Preston. Members noted that the application site is currently a small, overgrown triangle of land adjacent to 97 Halfpenny Lane. It is acknowledged that the City Council does not have a 5 year supply but given the amount of new development in this location, the addition of 2 dwellings will not have a demonstrable impact on the supply situation. The Parish Council remains of the view that as the site is in the open countryside, in an area which has not been identified for development in the Local Plan, it should be refused. Furthermore, both properties are of a substantial size and are of a modern build which will be out of keeping with the historic terraced housing.

MIN 147 Members RESOLVED to object to the application.

06/2019/0050 Outline planning application for 50no. dwellings with access off Halfpenny Ln (all other matters reserved) on land to the North of Old Rib Farm, 55 Halfpenny Lane. Members considered the location of the application and resolved to object in accordance with the objections lodged against other applications in the immediate vicinity. Members also noted that whilst the application has been submitted by Community Gateway, the draft heads of terms states *that the details of any affordable housing will be discussed during the determination of the application and where justified, off site provision or a commuted sum will be acceptable.*

Members believe that the applicant should be open and transparent about the provision of affordable homes from the outset particularly in light of application **06/2018/1042** for 53 dwellings all of which will be offered for affordable rent.

MIN 148 Members RESOLVED to object to the application.

06/2019/0133 Single storey side extension at Fairacre, Cumeragh Lane, Preston.

Members noted that the application was for a side extension to Fairacre a substantial development off Cumeragh Lane. **MIN 149** Members RESOLVED to leave to planning.

06/2019/0166 Reserved matters application (appearance, landscaping, layout and scale) for 98no dwellings and associated works following demolition of 126a Whittingham Lane pursuant to Outline application 06/0218/0732 on land to the rear of 126A Whittingham Lane.

Members were informed that the outline application was approved despite strong objections by the Parish Council and noted that the schedule of proposed accommodation includes 34 x affordable units, 6 x mews dwellings, 5 x 3 bed dwellings, 27 x 4 bed dwellings and 26 x 5 bed dwellings. An affordable housing plan has been submitted and concerns are expressed that the affordable units are clumped in the centre of the site and do not comply with the Council's policy to 'pepperpot' the affordable homes throughout the development. It is noted that the proposals include a 'village green' and the Parish Council requests that the applicant confirms how this will be maintained in perpetuity.

MIN 150 Members RESOLVED to object to the location of the affordable homes and the lack of detail regarding the long-term maintenance of the open space.

06/2019/0173 Conversion and extension of garage/store to form 1no. holiday cottage (pursuant to 06/2012/0392 to remove condition no.3) "the proposed holiday cottage shall be used for the provision of holiday accommodation only and not as a permanent dwelling" at Sudell Cottage, Brabiner Lane, Preston.

Members were informed that a new dwelling on the site was recently refused - **06/2018/1270** and as a result, the applicant wishes to remove the 'holiday use only' condition so that the applicant's son can live on the site. Members felt that this was not a strong reason to justify removing the condition. Members stated that a holiday cottage supports the rural economy and given that the City Council considered the condition necessary in 2012, the applicant should be requested to demonstrate that the holiday cottage is no longer a viable option.

MIN 151 Members RESOLVED to object to the removal of the condition.

06/2019/0207 1200 litre oil tank to front of Benon Cottage, Langley Lane.

MIN 152 Members RESOLVED that they had no objections to the proposal.

06/2019/0213 Permission in Principle Application for 8no. dwellings on land to rear of stables at 907 and 909 Whittingham Lane, Preston.

It is acknowledged that the adjoining land has outline approval for up to 140 dwellings, but until that development comes to fruition, development of this site will have a significant impact on the open countryside as shown on the aerial image figure 1 (2.1) of the Planning Statement. The proposal is also considered to be back land development.

MIN 153 Given that the addition of 8 dwellings will not have a significant impact on the 5 year supply figures, Members RESOLVED that there is no justifiable reason for the application to be approved.

The Clerk advised that a Permission in Principle Application had been received for between 6no. and 9no. dwellings on land South of Inglewhite Road, adjacent Belmont Residential Home - **06/2019/0168**. As the comments needed to be submitted by the 3rd March, Members NOTED that the Clerk opposed the application under delegated authority using similar reasons to those expressed by Members when commenting on application

06/2018/1180 for 46no.new dwellings in the same location.

MIN 154 The following applications were received after the Agenda had been published and it was RESOLVED that the Clerk would make representation under delegated authority.

06/2019/0128 single storey extension at The Lodge 254 Whittingham Lane.

The extension is for a small conservatory to the rear of the property which fronts on to Whittingham Lane. Representation – no objections.

06/2019/0228 Change of use from barn to dwelling at Marimar, Cumeragh Lane. Following the confirmation during public participation that this application relates to the earlier application **06/2019/0084** and is not an additional conversion, Members RESOLVED to leave to planning.

2019 INTERNAL AUDIT REQUIREMENTS

MIN155 Following a review of the internal audit documents, Members RESOLVED to include the GDPR information on the Risk Register, approve Mr Slade as the Council's Internal Auditor and make reference to the website and Newsletter in relation to the risk associated with the failure to represent community interests adequately.

2018/19 FINANCIAL STATEMENT

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

ELECTION TRAINING WEBINAR

The Clerk attended a training session on election nomination forms, run by the City Council, but would benefit from a SLCC training session to cover publicity rules during Purdah, information for re-elected Councillors, induction training for new Councillors and Agenda items immediately following an election. **MIN 156** Members RESOLVED that the Clerk attend the training course at a cost of £30, split between Woodplumpton and Whittingham.

ACCOUNTS FOR PAYMENT

Further to MIN 139, Members NOTED that the Solicitors have not yet replied to the letter asking for a full financial breakdown of the Judicial Review costs.

MIN 157 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Clerk Salary	J Buttle	£430.12	1389
Tax / National Insurance	HMRC	£107.40	1390

2019/20 E-ON ELECTRICITY CONTRACT

MIN 158 Members RESOLVED to renew a one-year fixed price plan with E-ON for the electric supply to the Millennium garden.

CIL UPDATES

Members NOTED the following updates in relation to CIL items.

Circular walks – LCC have been contacted regarding the repairs required. They will assist with the repairs to the bridges and will supply materials where possible but the installation will need to be at the Parish Council's expense. As all the work cannot be completed by Woodplumpton's Lengthsman, contractors have been approached to supply some quotes.

Speed cameras – We are still waiting for the locations to be approved by the Network Management Highway Engineer.

Bench – The new bench will be ordered by PCC at a cost of £371.89 and will be similar in design to the bench erected near 933 Whittingham Lane. PCC will install the bench along with the bin.

Litter bins – **MIN 159** Subject to confirmation that the bin is suitable for dog and general waste, Members RESOLVED that they were happy with the Jubilee bin at a cost of £285.00. A request has been made for the bin to be purchased before the financial year end.

Village Green signs – PCC are still investigating if by-law signs would be appropriate.

NEWSLETTER

The Parish Council Newsletter need to be issued to advertise the election and the Annual Parish Meeting on the 13th May. **MIN 160** Members RESOLVED to include information on the Motion of No Confidence and the sport layout at Whittingham Hospital.

NOTE NEW CORRESPONDENCE

Members NOTED that Ribble Valley is proposing to add 5 new housing sites to their Local Plan. The sites will provide 190 dwellings at Clitheroe, Simonstone and Langho.

DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 8th April 2019 at 7.15pm.**