

WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on Monday **10th February 2020** at 7.15pm at Whittingham Sports & Social Club.

Members:

Cllr Dave Hall - Chairman
Cllr Margaret Rigby
Cllr Bernard Huggon

Members of the public

3 residents from GWAOD
1 resident regarding planning applications
Mrs Julie Buttle – Parish Clerk

APOLOGIES – Cllr Alex Meades.

MIN 20/106 Members were advised that Cllr John Worrall McBride had resigned due to work commitments. It was RESOLVED that the Clerk thank him for his services and advise Electoral Services of the vacancy.

APPROVAL OF MINUTES

MIN 20/107 It was RESOLVED that the **13th Jan 2020** 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 20/108 It was RESOLVED that the meeting be adjourned for public participation.

The Chairman welcomed those present and highlighted the number of vacancies on the Parish Council. The Clerk responded to questions regarding the co-option procedure and stated that as the Parish Council and Members of the Goosnargh and Whittingham Against Over Development were working towards the same goals, there shouldn't be a conflict of interests in accepting group members on to the Parish Council – however, they would need to abide by the Code of Conduct for Councillors and declare their involvement with the action group on the Declaration of Interest forms.

Further to the January public participation session, it was confirmed that the Goosnargh village applications would be reconsidered by Planning Committee on the 13th February. The Parish Council has submitted a generic statement supporting the recommendation to refuse the applications. Those present were informed that Wainhomes would be challenging the Planning Inspector's decision on the application refused in South Ribble - which led to the re-evaluation of the 5 year supply. Planning Committee Members will need to determine how much weight to give to the legal challenge - but early indications are that Officers are still recommending refusal based on the Planning Inspector's decision. It was confirmed that Cllr Hall will be attending the Planning Committee.

It was noted that application **06/2018/1356** at Swainson House Farm had been determined under delegated authority and the decision will not be reconsidered, irrespective of any changes to the Council's five year supply position. The legitimacy of the determination has been questioned with the Planning Case Unit.

The Clerk also queried whether the Goosnargh sites would be 'dropped' from the refresh of the Local Plan but the reply was that if a site is currently contrary to the development plan, it will not directly prejudice its potential for allocation in a future development plan – consequently all the sites put forward at the expression of interest stage, will be considered as part of the preferred options criteria.

It was explained that whilst the Whittingham Hospital site was not subject to a call in, the application was approved with various viability points taken in to consideration. The application will be reconsidered by the Planning Committee to give Members an opportunity to question if the viability claims are valid, now the City Council has a 5year housing supply.

It was confirmed that application **06/2019/0465** for 9 dwellings on the site of the former allotments at Whittingham Road had been approved. It was explained that each application is considered on its merits and applications in Higher Whittingham are more likely to be approved due to Longridge being classified as a Key Service Centre – however, several applications to the west of Halfpenny Lane have been refused.

As part of the new Local Plan consultation, the Parish Council has submitted a request that this area be classified as an Area of Separation to prevent Whittingham merging with Longridge.

Parking problems were experienced during a cup game at Longridge Football Club with spectators blocking an access gate at the Old Foundry site. At the January meeting the Police stated that they would re-schedule the monitoring, so the Clerk will ask for an update.

Cllr Hall updated those present on the Cross Boundary Partnership meeting which took place on the 3rd February. He advised that the Traffic Survey is currently on hold whilst Longridge Town Council provides an action plan of the problems associated with Longridge being a Key Service Centre. It is understood that the problems will be assessed alongside Ribble Valley's Economic Plan and Longridge will be writing to the Parish Council regarding the next steps. To assist with any reply, it was noted that Whittingham residents are dependent on the services in Longridge and that more needs to be done to improve bus services, transport links, school provision, leisure facilities and the environment. It was noted that the S106 Agreement for the Halfpenny Lane site requires an educational payment to St Celia's School in Longridge and it was also noted that there are discrepancies regarding which children are entitled to free bus services.

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

CONSTRUCTION WORKS

Further to the problems at the Holme Fell site, construction work has now commenced on the housing developments along Whittingham Road, Halfpenny Lane and Inglewhite Road. A new water main is also being installed by United Utilities and residents are again being inconvenienced with extensive roadworks and 3 way traffic lights. Problems have been reported regarding construction vehicles, HGV's, mud on the road etc but the situation improved slightly once City Cllr Woollam approached the site manager on Halfpenny Lane. It was questioned whether there was a co-ordinated approach to the works and whether LCC inspect the road works, layout of traffic cones, positioning of the 3 way lights etc.

MIN 20/109 It was RESOLVED that the Clerk request that LCC attend the March meeting or respond to the questions raised.

CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

MIN 20/110 Members NOTED the following representations made by the Clerk under delegated authority as comments were required prior to the February meeting.

06/2019/1463 Permission in Principle for Stage 2 Technical Details Consent for 7no. dwellings and associated works - following the grant of stage 1 permission in principle under ref. 06/2019/0213 on land at the rear of 907 and 909 Whittingham Lane.

The Parish Council opposed the Stage 1 PIP as the site is in the open countryside and is not an infill plot. However the application was approved as the City Council did not have a 5 year supply and the site was adjacent to a proposal to develop 140 dwellings at Bushells Farm – application **06/2018/0884**. It is understood that the principle of development cannot be reversed and the technical details only relate to the design, scale and layout of the homes. The properties are described as dormer bungalows, however they all have a substantial pitched feature with 6 windows and have the appearance of a 2 storey house. The site is narrow and the properties have been angled to ensure adjoining developments are not overlooked. **Representation was made to oppose the application** as the density of the site is not appropriate in the open countryside.

06/2020/0016 Erection of agricultural storage building on land at the rear of Camforth Hall Barn, Camforth Hall Lane, Preston.

The supporting material states that the applicant produces grass crops and whilst some ad hoc storage has been taking place in the applicant's domestic outbuildings, this does not comply with DEFRA guidelines. The building is a typical agricultural style and includes secure storage for machinery. There are no properties affected by the use.

Representation was to leave to planning.

MIN 20/111 Members made representation on the following applications. **Note** - Members are advised prior to the meeting that applications can be viewed at www.preston.gov.uk

06/2020/0055 Single storey rear extension at 3 The Square, Preston.

Members noted that the application is for a single storey extension to the rear of 3 The Square. The extension will not be visible from the road but may have an impact on a neighbouring property who have submitted an objection. In light of the objection which relates to the density of the plot and the accuracy of the plans, Members RESOLVED to leave to planning.

06/2020/0095 1no. dwelling and new vehicular access at Broadfield, Inglewhite Road.

Members were reminded that the application was considered to be backland development and the outline approval related to a subterranean dwelling to minimise the impact on the open countryside. A reserved matters application **06/2019/1234** was submitted, but as this did not reflect the outline consent, it was subsequently withdrawn.

Members noted that this application is for 1 dwelling - with no reference to the previous outline - however, the Parish Council stands by its objection that the dwelling constitutes back land development, extending in to the open countryside contrary to Policy EN1 of the Local Plan. Members also noted that an objection has been received to the proposal as it lies close to an established Pig Farm where housing has recently been refused due to odour concerns. Members RESOLVED to object to the development.

MIN 20/112 A further 2 applications were received after the Agenda had been issued and it was RESOLVED that these would be determined by the Clerk under delegated authority.

06/2020/0091 7no. dwellings at Oak Nurseries, Pudding Pie Nook Lane, Preston.

The site lies to the north of Oak Nurseries which was granted approval for a 2 storey distribution centre 06/2018/0700. Plots 1 and 2 will have an access from Pudding Pie Nook Lane and Plots 3 – 7 will be accessed by the road serving the proposed distribution centre. The application is for 7 substantial 5 bedroomed properties which will create a dense development in the open countryside. The site is not included for development in the Adopted Local Plan and as the City Council has a 5 year supply the proposal is considered contrary to Policy 1 of the Core Strategy and Policy EN 1 of the Local Plan. **Representation is made to oppose the application.**

06/2020/0109 Reserved matters application (namely appearance, landscaping and scale) pursuant to outline planning permission 06/2016/1169 for 1no. dwelling at Dean Villa 139, Whittingham Lane.

The site has been granted outline approval for a dwelling and the proposal is for a 4 bedroomed property set in its own grounds with landscaping. **Representation is to leave to planning.**

JANUARY FINANCIAL STATEMENT

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

ACCOUNTS FOR PAYMENT

MIN 20/113 Members RESOLVED to note the following accounts already paid in accordance with standing order 26 (b) & (c)

| DETAILS | PAYEE | AMOUNT | CHEQUE |
|-------------------------------|---------------|-----------|--------|
| Erection of SPID poles | LCC | £1,402.49 | 1460 |
| Website Availability course | SLCC | £40.00 | 1461 |
| Grounds maintenance Oct - Dec | Barton Grange | £402.00 | 1462 |

Members NOTED a receipt of £20 from Woodplumpton Parish Council in respect of the website accessibility course.

MIN 20/114 Members RESOLVED to approve the following accounts for payment

| DETAILS | PAYEE | AMOUNT | CHEQUE |
|--------------------------|----------|---------|--------|
| Clerk Salary | J Buttle | £536.24 | 1463 |
| Tax / National Insurance | HMRC | £134.00 | 1464 |
| E-ON Electric bill | E-ON | £13.23 | 1465 |

USE OF GOOSNARGH VILLAGE GREEN

Members were given the opportunity to comment by email on a one off event to hold a non-animal circus on Goosnargh Village Green in July. The event has been passed to Preston

City Council for a decision. A second proposal has been received to use the Village Green as a pitch for junior football matches. It was noted that football was held on the Village Green some years ago but it stopped following complaints about damage to cars. Members noted that the final decision rests with the City Council, but they may ask for comments.

MIN 20/115 In general Members wish to support community use of the Village Green and RESOLVED that there were no objections to the non-animal circus subject to assurances that the Village Green will not be damaged by vehicles or the marquee. As the football use will be more frequent – and as the Parish Council contributes towards the maintenance of the grass etc, - the City Council should clarify whether additional maintenance is required and whether it will be liable for drainage and restoration of the grass if damaged. In addition, before approving the use, the City Council should establish the transport / parking arrangements.

LANCASHIRE BEST KEPT VILLAGE

Members noted that there will be an Information Session on the Best Kept Village Competition on Monday 24th February at 7.30pm to help villages understand what the judges are looking for. The event is intended to encourage more entries.

The Chairman stated that it would be interesting to find out more details but due to the number of vacancies on the Council, it is difficult to engage in everything.

MIN 20/116 It was confirmed that an entry would require support from the Community and it was RESOLVED that a member of GWAOD could attend to find out more information.

NOTE NEW CORRESPONDENCE

Members NOTED that the Clerk attended the website accessibility webinar and in order to comply with the legislation, a new template may be required for the website. This is being looked in to by the website provider. In addition the Clerk will need to attend a further webinar to create PDFs in an accessible format.

DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 9th March 2020 at 7.15pm.**