

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **Mon 14th Nov 2016** at 7.00pm at Goosnargh Village Hall.

Members:

Cllr Alan Lewis - Chairman
Cllr Margaret Rigby
Cllr Harry Landless
Cllr Dave Hall
Cllr Ruth Mills
Cllr Bernard Huggon,

Members of the public

Lindy King - GWHG
Cllr Lona Smith - PCC
6 members of Goosnargh Parish Council
Janet Ward - Goosnargh Parish Clerk
Keith & Joan Aitchison
Tricia Parker - Cumeragh Village Ass
Mrs Julie Buttle – Parish Clerk

APOLOGIES Cllr Stan Hunter

APPROVAL OF MINUTES of the meeting held on 10th Oct 2016.

MIN 96 it was RESOLVED that the October Minutes be signed as a true record.

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

In accordance with Standing Order 38e, the Clerk granted a dispensation to allow Members to discuss the budget for 2017/2018.

PUBLIC PARTICIPATION

MIN 97 It was RESOLVED that the meeting be adjourning for public participation.

Mrs Parker of Cumeragh Village Association explained that the CVA had applied for a £5,000 grant from One Family Foundation to provide planters and seating at Cumeragh Village Green. Mrs Parker requested that those present vote for the scheme and as the closing date is the 30th November, it was agreed it would be promoted on the Parish Council website.

Lindy King of Goosnargh and Whittingham Heritage Group advised that the Group would meet on Monday 21st November at 7.30pm at Whittingham Social Club to discuss the Past and Present of Guild Lodge. It was requested that the meeting be advertised on the Parish Council website.

As stated in the letter accompanying the Agenda, Cllr Smith confirmed that new signs would be erected at Brabiner Lane to deter use by HGV's. Cllr Smith also stated that 'SLOW' has been painted on the road outside Guild Lodge and additional warning signs will be erected. She also confirmed that a 'No Cold Calling' scheme would be implemented on Halfpenny Ln.

Cllr Smith informed the Council that there will be a Local Development Framework meeting on 17th Nov and the 5yr housing supply numbers are on the Agenda. If the new figures show that the City Council can now meet the 5yr housing supply, it could reduce the number of speculative planning applications for development in the open countryside.

In response to a query, the Clerk stressed that the application at Goosnargh Lane was being submitted to meet a perceived lack of affordable housing – not just to meet the perceived gap in the 5yr housing supply – consequently objections should focus on the affordable element rather than whether or not the City Council can demonstrate a 5yr supply. Mr Aitchison stated he had contacted the City Council regarding the affordable housing numbers in the area and would forward the response to the Clerk.

With regard to the planning application for 95 houses in Goosnargh, the Clerk outlined the following objections

- The proposal is not in a strategic location and is contrary to Policy 1 (f) of the Core Strategy as the development of 95 houses is not small scale.
- Furthermore the development will have a significant impact on the village and will be contrary to Policy AD1b of the Local Plan
- The proposal is in the open countryside and is contrary to Policy EN1 of the Local Plan as the proposal is not needed for the purposes of agriculture, does not involve the re-use of existing buildings and is not an infill site.

- Other brownfield sites such as the former Whittingham Hospital are available and development should be concentrated there before encroaching on the open countryside.
- The site is not considered to be an exception under Policy HS4 as the Local Plan does not allocate any rural exception sites. Affordable housing in the rural area is provided for under Policy 7 of the Core Strategy.
- The information submitted by the applicant indicates a demand for 8 affordable housing units but the proposal is for 66. The identified demand can be met from other sites in the Goosnargh / Whittingham area
- When considering a site for 45 dwellings at Barton Highways objected to the proposal due to the impact on the A6 / M55 J1. The impact of 95 dwellings will be more severe
- A stream runs through the site and local residents have recorded incidents of localised flooding. Furthermore capacity in the sewer system has not been confirmed
- The site is opposite a Village Green, children's play area and tennis courts and is also next to a primary school and church. Footfall is high and additional traffic and construction works will impact on the safety of vulnerable pedestrians
- The roads leading to the site are narrow and are often restricted in width due to parked cars attending the School and Church. The proposed traffic calming will only worsen the situation especially as Goosnargh Lane is on a bus route
- The local amenities are small scale and residents would regularly need to travel outside the village to access shopping centres and health care. The bus service only runs once every hour and the last service runs at 17.55 so the site is not sustainable in terms of public transport or amenities
- It is noted that construction jobs will be provided but this is true of any construction site and the jobs will only be temporary in nature.

It was noted that residents were completing their own traffic count as the figures supplied in the application were taken in Aug 15 when the school was closed. It was also noted that residents would forward photographs of the flooding to the City Council.

In response to a query it was confirmed that the above objections would be shared with Goosnargh Parish Council and the Councils will submit separate letters to the City Council.

As the formal notification period does not expire until the beginning of December, it is unlikely that the application will go to the December planning committee meeting. The Parish Councils will continue to work together and will discuss making a formal presentation to the planning committee once the date is known.

As there were no further queries or comments, it was RESOLVED that the meeting be reconvened and that application **06/2016/1039** be brought forward on the Agenda.

UPDATE CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

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

06/2016/1039 95 dwellings, access, landscaping and ancillary works on land at the rear of Holme Fell, Goosnargh Lane, Goosnargh.

MIN 97 Members RESOLVED to strongly object to the application for the reasons explained during public participation. The Clerk was requested to compile a formal letter of objection which will be published on the Parish Council website.

06/2016/0493 Reserved matters application for appearance, landscaping, layout and scale for 113 dwellings with public open space at former Riding Depot, north and south of Whittingham Road. The Clerk explained that an amended plan had been received which 'improves natural surveillance' by altering the layout of dwellings in the center of the site. In addition the terraced units have been reduced to semi-detached or 3 units max. The width of driveways and the sizes of garages have been increased and cycle storage areas have been denoted. The main spine road has been widened to provide an appropriate width for service lorries and cars and the vehicular links to the adjoining site have been reduced from 4 to 2.

Members concluded that they remain opposed to the principle of development in this location, but approval has been granted and the changes are cosmetic.

MIN 98 it was RESOLVED to note the alterations but to reiterate the concerns over drainage and the need for a robust Travel Plan to be enforced.

06/2016/0993 Variation of condition 8 "Affordable Housing" and condition 12 "Code for Sustainable Homes") outline application **06/2014/0248** for residential development for up to 190no. dwellings, with new highway access from Inglewhite Road, public open space, internal access roads, plus landscaping and associated infrastructure on land at Inglewhite Road.

The Clerk explained that condition 12 - the Code for Sustainable Homes was being amended due to changes in government legislation. Condition 8 states that 30% of the housing will be affordable of which 70% shall be rented and 30% shall be intermediate housing. Under the amended application, 35% of the housing will be sold at 67% of the open market value.

MIN 99 it was RESOLVED to note that the affordable element will increase from 30% to 35% but with regard to the properties to be sold at 67% of the open market value, Members requested that a condition be applied to ensure the 'reduced price' properties are sold to local people or those currently living or working in Preston.

06/2016/1032 1 detached dwelling at Lyndhurst, 67 Halfpenny Lane, Whittingham.

Members noted that an application was granted to provide a more secure access to the fishing lake. Once approved, it was confirmed that the access was actually required to serve 5 new dwellings. Members considered that a further application was an over intensification of the site. Members noted that the 5 dwellings approved in 06/2016/0408 were located on former barns and were set back from Halfpenny Lane however this proposal is for a new build property in the open countryside, fronting Halfpenny Lane and as such it will have a significant impact on the area which the Parish Council has put forward for inclusion on a local Heritage List.

MIN 100 Members RESOLVED to object to the application.

06/2016/1075 1 dwelling at St Anthony's 734 Whittingham Lane

Members noted that an earlier application for a modern dwelling between the barns had been withdrawn and this application was for a dwelling on the right hand side of the site providing an opportunity for a further dwelling to be constructed. **MIN 101** As the plot is large and fronts on to Whittingham Lane, Members RESOLVED to leave to planning.

Members noted the receipt of application **06/2016/1101** for a food store, carpark and landscaping on land north of Whittingham Road. **MIN 102** As this is a major application Members RESOLVED to consider it at the December meeting.

06/2016/1117 4 year temporary access from Whittingham Road to enable development of a housing site west of the former Ridings Depot on Whittingham Road.

Members noted that the above application was received after the agenda had been produced but the determination date is before the next meeting.

MIN 103 Members RESOLVED to object to the application as the new access will not alleviate any danger as it will be located immediately opposite Green Nook and the David Wilson development. Furthermore, it was noted that footpath widening works should take place before any of the properties are occupied. Given that the access is required for safety, Members questioned if the widening works should be linked to the commencement of the construction rather than the occupancy of the dwellings.

06/2016/1131 Detached outbuilding to rear of 4 Old Foundry Place.

MIN 104 Members RESOLVED to raise no objection to the proposal.

UPDATE ON WHITTINGHAM HOSPITAL COMMUNITY TRUST

Members NOTED an update by Cllr Lewis on the Whittingham Hospital Community Trust stakeholder meetings. The Stakeholder Group considered an amended option 3 which did not include details of the acreage. It has now been confirmed that the amended plan is bigger than the current arrangements and will be discussed further by the Stakeholder Group. **MIN 105** it was RESOLVED that the amended option 3 would be brought to the December meeting for consideration by the Parish Council.

S106 TRAVEL PLANS

Members NOTED that the Director of Development at PCC will be meeting a Director at LCC on the 15th November. The outcome of the meeting will be discussed at the December meeting. **MIN 106** Members RESOLVED that Taylor Wimpey and David Wilson Homes will be invited to the January meeting to discuss their Travel plans..

OCTOBER FINANCIAL STATEMENT

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

MIN 107 Members RESOLVED to include Cllr Landless as a signatory on the accounts and signed the appropriate forms.

POPPY WREATH

MIN 108a Members RESOLVED to make a donation of £25 to the Royal British Legion under Section 137 of the Local Government Act. **MIN 108b** Members RESOLVED to purchase an additional wreath in 2017 to be laid at the new Memorial Stone.

ACCOUNTS FOR PAYMENT

MIN 109 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Poppy Wreath	Royal British Legion	£25.00	1213
Nov salary	Mrs J Buttle	£396.35	1214
Tax / National Ins	HMRC	£93.40	1215
Hedge cutting Cumeragh Lane	Goosnargh Tree Services	£196.00	1216
Re-glazing of phone kiosk panel	Preston Glass & Glazing	£66.00	1217
Planning Application leaflet info*	Linotype Service	£45.00	1218
CIL Newsletter Survey	Preston City Council	£110.40	1219
CIL Newsletter Delivery	Carrier Pigeon	£75.00	1220
CIL Newsletter Design	Mrs J Buttle	£33.57	1221
2/4 admin expenses	Mrs J Buttle	£49.12	1222
Maintenance Agreement	Barton Grange	£1548.00	1223

*Members NOTED that Goosnargh Parish have reimbursed the printing cost of the leaflets.

RECEIPT OF CIL MONIES AND FEEDBACK ON THE CIL FORMS

MIN 110 Members NOTED a CIL money receipt of £2,840.95.

As CIL survey forms were still being received, it was RESOLVED to defer an analysis of the suggestions until the December meeting. In response to a query it was confirmed that although the Clerk is making enquiries about the procedure for erecting a fixed penalty speed enforcement camera, the Parish Council has not resolved to purchase or erect such a camera. Further to another query it was confirmed that the Parish Council would need the landowners consent before carrying out any suggested CIL improvements. It was further explained that as Green Nook Lane is an unadopted road, all residents would need to agree to any improvement works.

Members RESOLVED to bring forward the Goosnargh Village Hall Trustee Report as it may be relevant to the setting of the budget.

Cllr Mills stated that she had attended a recent Trustee meeting and a discussion took place on who is responsible for maintaining the CCTV cameras and whether they should be replaced or extended throughout the village. The Clerk stated that the cameras had been purchased in the last 5 years and believed the Parish Council only made a donation towards the cost. **MIN 111** It was RESOLVED that the current situation be investigated so that the matter can be considered further at the December meeting

TO CONSIDER THE BUDGET REQUIREMENTS FOR 2017 / 2018

Members considered the budget requirements for 2017/18 and noted the following alterations

- a) Clerk's Salary – Incremental rise.
- b) Production of 4 newsletters instead of 3
- c) Probable increase to the maintenance costs as a new 3yr contract needs to be arranged
- d) A reduction in the weekly inspection costs at Cumeragh Village due to change in contractor
- e) The requirement to finance half the cost of the repair to the bark pit as the 16/17 budget only met half the cost.
- f) The addition of a new wreath for the Memorial

MIN 112 Members RESOLVED to make provision for the above items in the budget with a final draft to be presented to the December meeting. It was NOTED that the proposed expenditure may be achieved without increasing the precept.

MIN 113 Members RESOLVED to approve the following grant requests in 2017/18 which will be awarded at the Annual Parish meeting in May.

- a) Donation to Goosnargh & Whittingham Festival £500
- b) Donation to Longridge Agricultural Show £250

NOTE NEW CORRESPONDENCE

There were no new items of correspondence.

DATE OF NEXT MEETING

Members confirmed the next meeting as **Monday 19th December 2016** at 7.00pm.