

## WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **Monday 12<sup>th</sup> Nov 2018** at 7.15pm at Whittingham Sports & Social Club.

### **Members:**

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

### **Members of the public**

J Sands – Contractor J N Bentley  
S Hudson – Contractor J N Bentley  
D Burrows – United Utilities  
K Duffy – United Utilities  
Cllr L Smith – Preston City Council  
  
Mrs J Buttle – Parish Clerk

**APOLOGIES** None – as all members were present.

### **APPROVAL OF THE MINUTES** of the meeting held on **8<sup>th</sup> October 2018**

**MIN 91** it was RESOLVED that the 8<sup>th</sup> Oct Council Minutes be signed as a true record.

The Chairman also signed the Minutes of the extra-ordinary meetings on the 3<sup>rd</sup> and 19<sup>th</sup> Oct regarding Holme Fell. The Minutes confirm that the Parish Council was unable to take the case to a Judicial Review due to the costs involved however, under **MIN 88** Members RESOLVED to support the residents group in taking the case forward under the Aarhurst convention.

After further discussions with the Solicitor, the costs proved prohibitive for them too. Members expressed their frustration and disappointment that financial costs should be a determining factor on whether a planning decision was lawful.

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

**MIN 92** Cllr Hall declared a personal interest in planning application **06/2018/1042** and Cllr Rigby declared a personal interest in **06/2018/1173** due to the proximity to their properties.

### **PUBLIC PARTICIPATION**

**MIN 93** It was RESOLVED that the meeting be adjourned for public participation.

Cllr Smith stated that the current situation with housing applications was horrendous and she sympathised with the situation regarding Holme Fell especially after all the Parish Council's hard work. Planning applications are still coming in thick and fast and she has lodged objections to the most recent applications at Halfpenny Lane due to the impact they will have on the area. On a positive note, the applications at Clay Lane have been withdrawn as they can't resolve the concerns about the sight lines. Cllr Smith attended the Police meeting on the 8<sup>th</sup> November and as a result, she has written to Ben Wallace MP seeking his support for police services to be retained in the rural areas.

**United Utilities** attended the meeting to explain their current project on Houghton Green Lane and to discuss capacity and connection issues arising from the new housing developments.

As background information it was explained that in addition to supplying and removing water from homes and businesses, United Utilities manage a network of reservoirs, treatment works, pumping stations, water pipes and sewers from Carlisle to Crew. The Preston area is covered by the Barton waste water treatment plant on Station Lane. As this is expected to see a sizeable increase of 30%, works are taking place to meet the demand.

United Utilities appreciate that the works will be an inconvenience but due to the location of BT cables and 2 gas mains, the sewer has to be laid in the middle of Houghton Green Lane resulting in a full closure rather than traffic signals and, due to the depth of the trench, the road can't be used outside working hours. It was confirmed that the agreed diversion route does not include Brabiner Lane but at the request of the Parish Council, 'access only' signs have been placed at Brabiner Lane.

It was confirmed that there is a penalty clause if the works are not completed on time and everything is being done to ensure the timescales are met, however, trial bore holes only give a sample of the ground conditions and works have been delayed as the contractors have run into clay. As a result extra resources have been drafted in and contractors are now working on Saturdays. It was confirmed that there would be no piling and the road will be reinstated to the satisfaction of the County Council.

It was explained that there has been a substantial increase in housing developments in upper Whittingham (on the Longridge border) and concerns were expressed that these developments have been given permission to connect to a sewer which is already at full capacity. In order to connect to the existing sewer, an applicant will need to construct a new sewer of approx. 1km in length which will cause disruption and inconvenience to residents. Concerns were also expressed that surface water will be drained into a nearby culverted water course which could lead to localised flooding. It was stated that when responding to planning applications, United Utilities always give a stock answer that they have no objections and it was questioned if they are actually looking at the whole picture.

It was explained that United Utilities can't legally refuse a connection to a sewer they can only make suggestions / advise the developer – but if the developer finds an alternative solution which is more cost beneficial, they will do that instead. The only 'control' that United Utilities has over new developments is that developers must have a separate foul and waste water system, they can't use a combined system.

Katie Duffy, who was appointed asset manager in April, explained that she is looking at the amount of development across Lancashire as a whole. She has already commissioned Development Impact Reports for Preston which will assess the risks involved. It was requested that the Reports also cover the upper Whittingham / Longridge area which is in Ribble Valley. It was mentioned that septic tanks will not be able to discharge into a water course from 2020 and it was questioned what United Utilities are doing to advertise this. It was confirmed that properties on a septic tank won't be able to connect to the sewer on Haighton Green Lane because it is a high pressure flow but connection information is available from the United Utility website. It was also explained that the new regulations only apply when the house is sold. Leaflets are available on the United Utility website but copies will be passed to the Parish Clerk. The Chairman thanked United Utilities for the information and it was RESOLVED that the meeting be reconvened.

## **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)

**LCC/2018/0051** change of use of land to operational land for a new waste water pumping station on land south of the old Whittingham Hospital site, Whittingham, Preston.

Members noted that the application is in connection with the works described in public participation. Members were informed that the project will involve the temporary closure of a public right of way between Haighton Hall and Whittingham Hospital for 6 months.

**MIN 94** Members RESOLVED to make no objections to the proposal.

**06/2018/0700** Two storey distribution centre with associated landscaping, car parking and modified access at Oak Nurseries , Pudding Pie Nook Lane, Preston.

Members were informed that the application is a re-submission of **06/2014/0699** where the Parish Council stated that the access road would need widening. LCC have supported that observation and have stated that the road must be widened before development commences. Members added that as it will take longer for 3.5tonne trucks to turn into the access, additional signs will be necessary to warn motorists of the junction and the need to slow down.

**MIN 95** Members RESOLVED to support the application as it promoted local food distribution and would bring 10 new jobs to the area.

**06/2018/0884** Outline planning application for up to 140no. dwellings with all matters reserved except for access at Bushells Farm, Mill Lane, Preston. (Amended Plan)

Members were informed that the original site plan included an area which was not earmarked for development as it would have an impact on a listed building. For clarity that area has now been removed from the site plan. In addition, the heritage statement has been amended to make it clearer that the wooden football hut – which is listed included on the Local Heritage List – will be demolished to create the access to the proposed community carpark. Members noted that if the Parish Council objects to the demolition of the football hut, the houses may be approved without the benefit of the community carpark.

**MIN 96** As Members have strongly opposed the concept of the whole development, it was RESOLVED not to comment on whether individual aspects should be demolished or retained if the application is considered appropriate for approval.

**06/2018/1042** 52no. dwellings with access off Halfpenny Lane and associated infrastructure, including pumping station on land off Halfpenny Lane following demolition of 20 Halfpenny Lane, Preston.

Members noted that the application does not conform with the Local Plan and has only been submitted due to the City Council's inability to demonstrate a 5 year housing supply. In line with other applications in the area, concerns were expressed regarding the strain the development will put on the existing infrastructure, particularly drainage. It was stated that the application would urbanise Halfpenny Lane and make upper Whittingham appear as a suburb of Longridge. Whilst it is noted that Longridge is considered a key service centre for Ribble Valley, this application is in Preston and it will lead to unsustainable car use to employment locations, health care and other amenities. A development of affordable lettings is out of character for this locality and concerns are expressed that residents will feel isolated due to the lack of employment and local amenities.

52 dwellings will generate substantial traffic movements and concern was expressed that the access will be too close to the Halfpenny Lane junction. Concerns were also expressed that the access will be opposite Ashes Farm where a further 16 homes are being considered. Halfpenny Lane was not included for development in the Local Plan and the County Council has not done any modelling to assess the impact of the development on the Highway network. The location of the pumping station is nearest to existing properties and may generate additional noise.

**MIN 97** For the above reasons members RESOLVED to strongly oppose the application.

**06/2018/1074** 5 dwellings and associated works (access only) at Bradcroft, Goosnargh Lane  
Members noted that the application is in Goosnargh Parish next to the Holme Fell site.

**MIN 98** Members RESOLVED to object to the application as it is in the open countryside and is outside of the village settlement. The access track is a public right of way which should not be used by vehicles.

**06/2018/1107** Substitution of house type granted under planning consent 06/2017/0339 in respect of Plots 2 & 4 on Land to rear of 907 & 909 Whittingham Lane, Broughton.

Members noted that plots 2 and 4 of the original application were for 3 bedroomed houses and this proposal amends them to 4 bedrooms.

**MIN 99** Members RESOLVED to leave to planning.

**06/2018/1173** Outline application for 9no. dwellings with access off Halfpenny Lane (all other matters reserved) on land off Halfpenny Lane, Longridge.

Members noted that the application does not conform with the Local Plan as the development is in the open countryside. In line with other applications in the area, concerns are expressed regarding the strain the development will put on the existing infrastructure particularly drainage. It is noted that a new sewer connection was recently constructed on the land and it is questioned if this can be built on. The development will require another access on Halfpenny Lane in close proximity to the junction and this is considered a traffic hazard. The site is not allocated for development and due to other proposals in the area there is no need for further development

**MIN 100** For the above reasons members RESOLVED to strongly oppose the application.

## **JOINT LANCASHIRE MINERALS AND WASTE LOCAL PLAN REVIEW**

**MIN 101** Members RESOLVED to note the consultation which does not affect any specific sites in Whittingham Parish.

## **FINANCIAL STATEMENT**

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

## **CHARLES ARNOLD BAKER**

**MIN 102** Members RESOLVED to purchase the 11<sup>th</sup> edition of Charles Arnold Baker at a cost of £103.99 + £7.00 p&p to be shared equally with Woodplumpton.

## **ACCOUNTS FOR PAYMENT**

**MIN 103** Members RESOLVED to approve the following accounts for payment

<b>DETAILS</b>	<b>PAYEE</b>	<b>AMOUNT</b>	<b>CHEQUE</b>
Charles Arnold Baker	Woodplumpton PC	£55.50	CQ 1363
Oct salary	Mrs J Buttle	£430.12	CQ 1364

Tax / National Ins	HMRC	£107.40	CQ 1365
Barton Grange play inspections	Barton Grange	£390.00	CQ 1366
Newsletter Printing	Preston City	£108.00	CQ 1367
Newsletter Delivery	J P P Media	£85.00	CQ 1368
Newsletter publication	Julie Buttle	£49.60	CQ 1369
E-On Electric Bill	E-On	£24.76	CQ 1370
Hedge Cutting Cumeragh	Mr MR Hayes	£206.00	CQ 1371
War Memorial surround	McMurray Brothers	£2628.00	CQ 1372
Judicial Review balance	Winkwood Sherwood	Invoice Query	CQ 1373

### **BUDGET REQUIREMENTS FOR 2019/2020**

Members considered the DRAFT budget plan.

- a) Members noted that an invoice has been received from the Solicitors in relation to the Judicial Review, which is in excess of the amount expected. The Clerk is querying the amount but if necessary, the residents group could be approached for the excess.
- b) Members noted that a figure has not been received for the election costs and the amount may need to be adjusted when the budget is approved in January. Cllr Hunter advised that he will be stepping down from the Parish Council in May and is also resigning as a Trustee to Whittingham Sports & Social Club. As 2019 will be an election year, the Trustee vacancy will be filled then, along with other Council appointments.
- c) Members fully supported the proposal to increase the Clerks salary to 12hrs a week due to additional workload generated by increased communication via the website, newsletter and planning applications but following concerns that the increase may be a conservative estimate, **MIN 104** Members RESOLVED to review the hours again in 6 months' time.
- d) In accordance with MIN 81, the Parish Newsletter included an article on the grant scheme and local groups were invited to apply for funding. Requests were received from
  1. Goosnargh & Whittingham Festival £500
  2. Longridge Agricultural Show £250

**MIN 105** Members RESOLVED to approve the grants in accordance with the grant policy.

Once the above points have been included in the budget, it is likely that the Precept will increase to £20,000. A copy of the final budget will be brought to the next meeting for approval.

### **CIL REQUIREMENTS FOR 2019/2020**

Members NOTED the October CIL receipt of **£51,421.60** and considered the CIL Business Plan which includes a new expense in relation to repairs to stiles and the addition of wayfarer markers in connection with the Parish walks. Members also noted that the City Council has confirmed that the extension to the war memorial surround is a valid CIL expense.

**MIN 106** It was RESOLVED that additional drainage at Cumeragh Village play area be investigated and added to the CIL Business Plan.

Members considered the following updates on CIL Matters

**Circular walks** - The Clerk has contacted Woodplumpton's Lengthsman and he would be prepared to inspect the walks and carry out repairs during January and February at a cost of £12.50 an hour, plus materials. This would enable the Parish Council to launch the revised leaflets in the spring. **MIN 107** Members RESOLVED to approve the expense.

**Speed cameras** – A further email was sent to LCC (copied to the SPID supplier) stating that the delay is embarrassing. The email was not acknowledged and Cllr Wilkins was asked to intervene but he has not replied either. The matter has been escalated to the Parish Champion.

**Boundary Signs** – LCC have made the signs in accordance with Highway specifications and they will be installed before the end of the financial year.

**Litter / dog bins** – The City Council have been requested to keep the bin at Green Nook Lane and install the bin at Halfpenny Lane. We are now waiting for the work to be completed this financial year. **MIN 108** It was suggested that a new bench be added to the Business Plan.

In view of the invoices pending payment and works to be completed this financial year, Members considered that it was not necessary to transfer money to the Public Sector Deposit account until nearer to the financial year end.

## **NOTE NEW CORRESPONDENCE**

Members NOTED the following information

- a) Ashley Lane will be closed for 1 day for utility works on the 18<sup>th</sup> January.
- b) On the 8<sup>th</sup> November, the Vice-Chairman and the Clerk attended a meeting with Chief Insp Clegg and Insp Dixon regarding policing structures. It was stated that the Community Beat Managers would reduce from 25 to 13 and as a result Police Officers would no longer operate from Broughton police station which covers the rural areas. It was stressed that the station would not be sold or closed but it would operate differently. As part of the plans, the rural area will be served by 2 PCSOs and an Incident Response Car. The IRC will cover the whole of Preston but when it is not attending incidents, its default base will be Broughton. On this basis, the police are satisfied that the parishes will still have a visible police presence. At the meeting, it was suggested that Parishes may be able to get involved with Neighbourhood Watch schemes or fund crime related initiatives but this will be the subject of a future meeting. It was noted that the matter will be discussed by all rural parishes at the Preston Area Committee and if necessary the matter will be included on a future agenda.

## **DATE OF NEXT MEETING**

**MIN 109** Members RESOLVED to postpone the Dec Meeting due to the Clerk's holiday but noted that an extra-ordinary meeting can be called if anything pressing arises.

The next meeting of the Parish Council will take place on **Monday 14<sup>th</sup> January at 7.15pm** at Whittingham Sports & Social Club.