

WHITTINGHAM PARISH COUNCIL

An ordinary meeting of Whittingham Parish Council took place on **Monday 10th Sept 2018** at 7.15pm at Whittingham Sports & Social Club.

Members:

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

Members of the public

City Cllr L Smith
L King
B Clarke (GWAOD) Action Group
J Laker

Mrs J Buttle – Parish Clerk

APOLOGIES Cllr A Lewis

APPROVAL OF THE MINUTES of the meeting held on 9th July 2018.

An update was requested on the Whittingham Road roadworks and it was confirmed this could be provided under public participation. Enforcement officers have been asked to investigate if 37 Halfpenny Lane is being built in accordance with the plans.

MIN 47 it was RESOLVED that the July Council Minutes be signed as a true record.

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

MIN 48 Cllr Rigby declared a personal interest in planning applications **06/2018/0864/5** due to her knowledge of the site as a former occupier of the property.

PUBLIC PARTICIPATION

MIN 49 it was RESOLVED that the meeting be adjourned for public participation.

Cllr Hall explained that he was Chairing the meeting due to Cllr Lewis' absence. He stressed the importance of the meeting in relation to the number of major planning applications affecting the Parish and advised those present, that in addition to the generic objections on the Parish website, the Clerk had circulated a full appraisal of the applications with the Agenda. The content would be discussed under the planning applications, but if anyone had any specific concerns about the applications, this was the time to raise them.

Cllr Smith explained that since the last meeting, she had resigned as a Conservative Councillor and was now serving as an Independent. She assured the Council that she would still do her best to represent the Parish and its residents. She stated that the number of housing proposals was horrendous, but there was a glimmer of hope, in that the City Council may be able to adopt the lower housing figures in the NPPF. Notwithstanding this, the City Council is considering the implications of a ruling in South Ribble where the new figures were not applied. It is hoped that a position statement will be issued for the NW Preston stakeholder meeting on the 17th September. Cllr Smith explained that she could not make any representations on the Ashes Farm planning applications as she has a prejudicial interest due to their proximity to her property. She suggested that the Parish Council asks Cllr Thompson to call the applications before Planning Committee.

Cllr Smith continued that she had sent several emails to LCC to report the lack of street lights on Whittingham Road as the situation will get worse now that it is getting dark earlier.

It was noted that although the road has been re-surfaced, the ironworks still rattle, the pavements are finished to a poor standard and when asked if the layby would be finished, LCC replied that 'they hope so'. Members expressed concern that a plan detailing the works was never produced and they requested that the Clerk emails LCC for an update on the completion.

It was reported that local roads were gridlocked due to ongoing road works and Brabiner Lane was blocked due to a HGV ignoring the signage which states the road is unsuitable for HGV's. Cllr Rigby also stated that several residents were reporting structural concerns and rattling crockery due to the increase and volume of traffic using Halfpenny Lane.

It was acknowledged that the road closure had caused significant disruption and concerns were expressed that the situation will only get worse once the new housing development starts and it was frustrating that these concerns are not taken seriously by the Planning Department.

Lindy King informed those present that the Heritage Group would be meeting on the 17th Sept and had written a letter to the Planning Department outlining the heritage concerns in connection with the planning applications.

It was noted that the Agenda included improvements to the Memorial on Beacon Drive and it was suggested that the Clerk contact the Heritage Lottery Fund for a grant.

The resident from the Action Group explained that she had attended the meeting to record the Parish Council's objections to the planning applications and explained that the Action Group was campaigning hard to oppose the applications. The public response has been extremely good and awareness has been increased through the erection of posters and a public meeting. Cllr Huggon thanked the Group for the amount of work done in such a short space of time.

It was RESOLVED that the meeting be reconvened.

PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED AUTHORITY

MIN 50 Members NOTED the following applications which were processed under delegated authority in accordance with SO 38b as a meeting was not held in August.

- **06/2018/0396** 1 dwelling and stables at Plot 1 & 2 Old Clay Lane
- **06/2018/0397** 1 dwelling and stables at Plots 4 & 5 Old Clay Lane
An objection was submitted to the above applications as the sites are in the open countryside and the creation of new dwellings with bed and breakfast use and hire of the stables will create an intensive use of the access which has poor visibility.
- **06/2018/0670** single storey side and rear extensions at 19 Beacon Drive.
Application features a large glass window in the side elevation which will change the street scene and character of the building. **An objection was not submitted** - providing the impact on the street scene and any neighbour concerns are taken into account.
- **06/2018/0677** agricultural building to dwelling north of Oak House, Pudding Pie Nook Lane
Members supported a new dwelling to the west of the site which was allowed on appeal. As this is a prior notification it could be permitted development. **Leave to planning.**
- **06/2018/0694** An agricultural building for cattle at Belmont Farm.
Noted that the building is for cattle not pigs, but as the proposal is for an agricultural building on an agricultural site there are **no objections** providing Environmental Health and other agricultural professionals are consulted.
- **06/2018/0710** 3 dwellings and detached double garage at Marlings Barn.
No objections were raised regarding the conversion of a barn to 1 dwelling. The proposal is to demolish all outbuildings to create 3 new dwellings using the existing access. Concerns expressed regarding the footprint of the dwellings but at this stage, the application is for the access only. **No objection as the access is an existing use.**
- **6/2018/0805** 2 storey extension at 14 Church Lane
An existing single storey lean-to will be demolished. Plans show internal alterations and new windows in addition to the upstairs extension. **Leave to planning.**
- **06/2018/0818** 4 dwellings and new access track on land off Whittingham Lane.
Members objected to 3 dwellings and the application was refused. Plot 3 has been changed to a semi-detached property (increasing the number to 4) **A further objection was submitted** based on the previous objection comments.

MAJOR HOUSING APPLICATIONS

The following 4 applications were received during August and to help residents submit initial objections, the Clerk added 'generic' Policy comments to the Parish Council website. The generic comments were in line with previous Parish Council decisions to oppose applications for new dwellings in the open countryside - particularly when brownfield sites have been identified at the Ridings site in Higher Whittingham and the former Whittingham Hospital site. In addition to the above, the Clerk circulated specific objections for each application with the Agenda.

06/2018/0732 outline application for 111 dwellings on land to the rear of 126a Whittingham Lane, following the demolition of 126a Whittingham Ln (nr Pudding Pie Nook Lane)

06/2018/0811 65 dwellings on land to the south of Goosnargh Cottage, opposite Blossom Court, Whittingham Lane

06/2018/0867 145 dwellings north of Whittingham Lane (west of Churchgate – Gladmans)

06/2018/0884 140 dwellings south of Bushells Farm, Mill Lane (Community Gateway)

Members considered all the information circulated in advance of the meeting and NOTED that there are 2 key points critical to the final decisions.

1. LCC Highways are unable to support the principle of the developments until they carry out traffic models on the A6 corridor - which can't be done until late Sept / early Oct at the earliest
2. The City Council has taken legal advice to see if they can apply the lower housing need figure to new applications – if they can, more weight should be attached to the Policies in the Adopted Local Plan.

Members NOTED that Guild Lodge had been contacted to see if they had any comments against the developments, bearing in mind the site access to the hospital site has allegedly been altered away from Guild Lodge. Members also NOTED a resident's suggestion to contact the Duke of Westminster in relation to a view that the sites were on Duchy land. As there was no confirmation or supporting information, it was agreed not to take any further action at this stage.

MIN 51a Members RESOLVED that the Clerk combine the generic and site specific comments into an objection letter for each application above. The final copy of the objection letters will be added to the Parish website to assist residents with their objections. In addition, as with the Holme Fell application, Members NOTED that it may be necessary to add additional comments or take further action as and when more information is received in relation to the above points.

MIN 51b Members RESOLVED that the Clerk contact the Planning Department to query the procedures for attending Planning Committee following the difficulties experienced at Holme Fell.

PLANNING APPLICATIONS BEFORE COUNCIL

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

06/2018/0848 Reserved matters application (namely scale and appearance) for 1no. dwelling (outline permission 06/2016/0581) at Fell View Cottage, Pudding Pie Nook Lane.

Members noted that the outline application had been approved at appeal and this application was simply to determine the house type. **MIN 52** Members RESOLVED to leave to planning.

06/2018/0864 10no. dwellings and **062018/0865** 6no. dwellings and associated works (access applied for only) at Ashes Farm, 23, Halfpenny Lane, Preston.

MIN 53 Members RESOLVED that the Clerk object to the applications by referring to the generic policy objections above. In addition the applications will have an adverse impact on Halfpenny Lane and will affect the setting of a listed building. Members also stated that the application was one site, sharing one access and as such, it should be considered as one application for 16 homes. It was felt that by submitting 2 applications for 10 and 6 dwellings, the applicant was manipulating the planning system to avoid the affordable housing element. It was also stated that the proposed access was in a dip which creates a blind spot on Halfpenny Lane. In light of the concerns from local residents, a full copy of the objection comments will be added to the Parish Council website.

06/2018/0922 variation to plans (06/2018/0644) for 1 dwelling at Bushells Cottage, Mill Lane.

Members noted that the application was a minor amendment to increase the footprint of the dwelling by just under 2m to the SE side elevation.

MIN 54 Members RESOLVED to leave to planning.

06/2018/0928 Retrospective change of use of ground floor flat to beauty treatment rooms ancillary to adjoining salon at 9B Church Lane, Goosnargh.

Members noted that the property had an established use as a business and although concerns were expressed that the application was retrospective, it was noted that the Parish Council has not received any complaints in relation to the use.

MIN 55 On this basis, Members RESOLVED to leave to planning.

LOCAL PLAN - CALL FOR SITES

The Clerk explained that local authorities are required to assess the availability of land to meet local needs for housing, employment, retail, leisure and other uses. Consequently the City Council has issued a 'Call for Sites' consultation to help them identify potential sites over the next 15 years and beyond. The Call for Sites exercise does not determine whether a site should be allocated for development, it just enables technical work to take place to assess the suitability for inclusion in the Local Plan.

Members considered the information and noted that the consultation was intended for developers and interested parties to submit specific sites for development, however, Members expressed a desire to submit a wider comment in relation to the technical assessment of sites.

MIN 56 Members RESOLVED to reply to the consultation by stating that as developers are more likely to submit applications on green field sites, the City Council should assess the replies by giving priority to empty homes and brownfield sites, followed by sites with existing and proposed infrastructure. If Whittingham hospital had progressed as planned, the City Council may not be in the position where it does not have a 5 year supply. Lessons should be learnt from this and the reasons why existing planning permissions have stalled should also be taken into account. Members consider there is no point identifying new sites around the Whittingham area, as there is no supporting infrastructure and occupiers will be car dependent. Similar views were expressed in relation to the Longridge boundary. Sites were added at the last minute when the last Local Plan was written and as a result, services and infrastructure are at breaking point. The Local Plan should be about **planning** for the future – not identifying sites to suit the desires of developers.

FINANCIAL STATEMENT

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

ACCOUNTS FOR PAYMENT

Further to the update on policing matters (Public Participation - July 2018) Members NOTED that the invoice for the Village Hall police base has been cancelled. Members also NOTED that the painter has been paid by BACS under delegated authority for the painting and installation of the new signs in the telephone kiosk.

DT Decorators and Restorations	Paint £270 Sign fitting £50	£320.00	BACS
--------------------------------	-----------------------------	---------	------

MIN 57 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Aug salary	Mrs J Buttle	£430.12	CQ 1347
Tax / National Ins	HMRC	£107.40	CQ 1348
Grounds maintenance	Envirocare Statement	£708.00	CQ 1349
Newsletter Publishing	Mrs J Buttle	£62.00	CQ 1350
Newsletter & Report Printing	Preston City Council	£153.00	CQ 1351
Newsletter Delivery	JPP Media	£85.00	CQ 1352
Sept salary	Mrs J Buttle	£430.12	CQ 1353
Tax / National Ins	HMRC	£107.40	CQ 1354

CPRE MEMBERSHIP

MIN 58 Members RESOLVED to renew the CPRE Membership at a cost £36.00. CQ 1355 Members NOTED that the Clerk has accepted an invitation to attend the AGM on the 12th Sept to seek support with the planning objections whilst the City Council does not have a 5yr supply. Members stated that if support was not forthcoming, they would have serious concerns about renewing the membership in future years.

TRAINING CONFERENCE

MIN 59 Members RESOLVED that the Clerk attend the SLCC Cheshire Branch training conference in connection with procurement and risks associated with open spaces and property. Members noted the £30 cost would be shared equally with Woodplumpton £15.00 CQ1356

WEBSITE SECURITY CERTIFICATE

MIN 60 Members RESOLVED to add a SSL certificate to the website ensuring its security and compliance with GDPR guidelines. Members noted the cost will be an extra £3.00 per month.

BEACON DRIVE MEMORIAL

Members NOTED that the Chairman has made tentative arrangements for Remembrance Sunday. The Rector will host a Service in the Church and the Chairman will lay a wreath as part of the Service. The congregation will then be invited to proceed to the Memorial at Beacon Drive where a second wreath will be laid. **MIN 61a** Members RESOLVED to order the Memorial wreath which is exposed to the elements. The event will be advertised in the October edition of the Parish Newsletter which will be brought to Council on the 8th October.

Members considered the Memorial surround provided by McMurray Brothers which has been designed to complement the existing Memorial also supplied by them.

MIN 61b Members RESOLVED to accept the design and quote - providing assurances can be given that the work will be complete by the end of October.

MIN 61c Members RESOLVED to support the erection of a 12' banner on Beacon Drive opposing the planning applications in Whittingham. It was felt that it was an opportunity to support the villagers and it was a good location as it was near to 2 developments. Cllr Landless will meet with the residents group to ensure it does not impact on the Memorial or adversely hinder the grass maintenance contract.

ORDERING OF 18/19 CHRISTMAS TREE

The budget includes provision for the purchase of a Christmas tree at Beacon Drive which has been supplied, dressed and removed by Barton Grange.

MIN 62 Members RESOLVED to continue the arrangements with Barton Grange for 2018.

UPDATE ON CIL ITEMS

Members NOTED the following updates on CIL items.

Boundary Signs – LCC have a backlog of highway work requests but will be in a position to inspect the proposed locations shortly.

Litter / dog bins – The City Council have been in touch regarding the bins and it is hoped one will shortly be installed on Halfpenny Lane.

Speed cameras – Cllr Hall advised that LCC inspected the SPID locations – but there is still no word on their preference for a 'uniform' SPID design.

Circular walks – Members stated that the walks are still to be completed.

NOTE NEW CORRESPONDENCE

Members NOTED that the Audit has been approved and an Invoice for £240.00 has been received. The amount will be paid under CQ 1357 and the full Audit report will be presented in October.

DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on **Monday 8th October 2018** at 7.15pm.