

## Barnacre-with-Bonds Parish Council

### MINUTES

Of the extra ordinary meeting which took place on Wednesday 12<sup>th</sup> June 2013 at Barnacre Memorial Hall.

The chair welcomed all to the meeting.

1. **Present:**

Councillors Howell, T Ibison (chair) & J Ibison & Woods. There were also 46 members of the public present.

**Apologies:**

Councillors Blackwell, Gorst, Kellett & Woods.

2. **Declaration of interests**

None to record.

3. The meeting was adjourned at 7.32pm, a period of public discussion, giving members of the opportunity to question / address the Parish Council on any issues.

Several members of the public expressed their concerns which they had highlighted in their individual objections to Wyre. The Parish Council explained the planning procedure, and advised members of the public to attend the planning meeting at Wyre to re-iterate these concerns in the allotted time. Concerns regarding wildlife, hedgerows, trees, orchids, emergency vehicle access, the Drs & schools being already too busy, losing a lush meadow / green space, increased traffic volumes & safety for children were all mentioned. Concern was high. The local community are objecting strongly. The Parish Councillor's made it clear that they could be approached in person with any further queries / questions after the meeting. Councillor Sandra Perkins was also in attendance and she too, offered to help where she could.

The Parish Council meeting re convened at 8:34pm.

4. **Planning application 13/00376/OUTMAJ. Outline application for residential development comprising of 64 dwellings with associated access.**

The above application was discussed. **It was resolved that** the Parish Council would object to the application & the following objections / points were to be raised with Wyre:

- Access - The site, with adjacent open fields was subject to a review in 1999 with a provisional allocation of 186 properties. Due to access issues to the site the max number of dwellings was limited to 96. This was based on Dept of Transport recommendations relating to the number of properties that can be reached from a cul-de-sac by emergency vehicles, in particular fire appliances. There have been no changes to the access and the original concerns over access to this site still exist.
- Increase in traffic – 64 houses = at least 64 cars. It is usual nowadays for households to have more than 1 car, so the amount of additional traffic around The Toppings area would increase significantly. Additional traffic generated would need to utilise estate roads / streets where there are already significant problems with cars parking at the road sides.

Congestion and queues at peak times, making it impossible to emergency vehicles to access the estate. The junction of Byerworth Lane and Bonds Lane is difficult to negotiate as it is within 50 metres of a mini roundabout that forms the junction of Dimples Lane. The road network here becomes congested at peak times already.

- Flood risk – The lower section of the site falls within the flood plain of the River Wyre – this will be susceptible to flooding risk at a time of heavy rainfall. Although no development is proposed for this section on site, climate change & changes in weather patterns may result in more extreme weather events, putting the proposed properties and those adjacent to the site at risk.
- Not sustainable – No significant employment opportunities within the area. Many people occupying these houses will need to travel out of the area to get to work. Therefore increasing the Carbon footprint which is in contravention of Lancashire County Council’s environmental policies and carbon capture targets.
- Attenuation pond – this feature could provide additional flooding risk, cross contamination risk with foul sewerage from the new properties, attract vermin from the River Wyre & pose a major safety risk for young children.
- Open space – The loss of open space. The last within the Parish. Depriving the local community of this valuable open space. There are a range of wild plants, several species of birds and wildlife (well established ecology)
- Existing services – schools, Drs, dentists are already stretched and don’t have the capacity for further requirements.

Meeting closed at 8.50pm.

**Signed .....****Date .....**

**Signed .....****Date .....**