

Barnacre-with-Bonds Parish Council

**MINUTES**

Of the extra ordinary meeting which took place on Wednesday 9<sup>th</sup> October 2012 at Barnacre Memorial Hall.

The chair welcomed all to the meeting.

1. **Present:**

Councillors Blackwell, Howell (chair) & Woods. There was also 2 members of the public present representing the Bowgreave action group.

**Apologies:**

Councillors Gorst, J Ibison, Kellett & T Ibison.

2. **Declaration of interests**

Councillors J Ibison & T Ibison declared their interests when summoned to the meeting.

3. The meeting was adjourned for 15 minutes, a period of public discussion, giving representatives of Bowgreave Action Group (BAG) the opportunity to question / address the Parish Council on any issues.

4. **Planning application 12/00547/FULMAJ Erection of 21 affordable dwellings on land off Garstang Road, Bowgreave.**

*The response to the Parish Council's original objection letter from Mosaic Town Planning was discussed. It was resolved that* the following points be raised as further objection to Wyre:

- Social housing need – The Parish Council believe that parishioners of Barnacre-with-Bonds Parish may have interpreted the question in the Wyre Housing Needs Survey regarding the need for affordable housing within the Parish as a requirement for their children to possibly purchase a first property & didn't relate the question to the provision of rented social housing.
- Consultations – The comments made by Mosaic regarding the consultation with the Parish Council is misleading & an unfair representation of the situation. Mosaic approached the PC in June stating they were in "early stages" of putting an application together & they wanted to consult with a member of the Council. The clerk advised the next meeting of the PC was on 18<sup>th</sup> July and the request would be included on the agenda. After that meeting the clerk informed the developers the decision of the Council which was to invite them to the meeting on October 24<sup>th</sup> 2012. The Parish Council consider, that for the size/type of development the level of consultation was inappropriate.
- Play space – The proposal of an off site contribution to meet open space requirements on the site in question should be made available within the Parish and not for the benefit of the neighbouring Parish of Catterall. If the planning app is approved the Parish Council would like to request that it is consulted on how the financial contribution is used to ensure it benefits all Barnacre-with-Bonds parishioners.

Signed .....Date .....

*The Lancashire County Council Highways Department letter ref EPPS/AN/DC/D2/12/0547/MD/AD dated 24 September 2012 was discussed.* Its content reinforces the Council's concerns in relation to the proposal to make a financial contribution to be used at Catterall playing fields to compensate for the lack of open space provision on this development. **It was resolved that** the following safety issues / hazards be highlighted to Wyre:

- The footpaths between the development & Catterall playing fields are not continuous on the western side of Garstang Road & there are other hazards, including a deep drainage ditch (unfenced) & a blind bend at the bridge over Calder bridge. Pedestrians using the footpath on the eastern side of Garstang Road to access the playing fields at Catterall need to cross a busy road twice. This footpath is also very narrow.

*A Lancashire County Council accident report dated June 2010 relating to Garstang Road was discussed.* **It was resolved that** the following points should be highlighted to Wyre:

- The report indicates over a 5 year period there have been 15 accidents in this area. 5 of which were documented as serious. The report recommends a series of highway improvement measures to reduce future accidents. It also reiterates a requirement for many highway improvements & indicates that this may be achieved by imposing a Community Infrastructure Levy Charge (CIL). CIL regulations do not apply to affordable housing developments. The Parish Council has campaigned for many years over the footpath. Some contribution to highway safety should be suggested if this development is granted approval.
- Sight lines may not be achieved to the South of the junction between the proposed access road & Garstang Road due to a hedge.

*The revised site plans (for 20 affordable dwellings) submitted to Wyre on 28 Sept was discussed.* **It was resolved that** the following points be put forward to Wyre:

- There is concern in relation to the passageway shown behind properties 1 to 6. It is approximately 1 metre wide & has high fences to both sides creating a security issue for new & existing residents.
- The plans also suggest that an existing ditch will be fenced off. This causes concern with access for maintenance & cleaning. It could also mask any blockages which could cause flooding after heavy rain.

**5. The Parish Council's position regarding the Wyre planning meeting where the above application will be discussed.**

**It was resolved that** the Parish Council should represent at the meeting, but as there are a few members of the Council not present, it was decided that this be included on the next meeting agenda for discussion. The decision on who will represent the Parish Council and what they are to say should be noted at that time.

Meeting closed at 8.35pm.

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