

## Barnacre-with-Bonds Parish Council

### MINUTES

Of the extra ordinary meeting which took place on Monday 25<sup>th</sup> November 2013 at Barnacre Memorial Hall.

The chair welcomed all to the meeting.

1. **Present:**

Councillors Blackwell, Howell, T Ibison (chair) & J Ibison, Kellett & Woods. There were also 3 members of the public present.

**Apologies:**

Councillor Gorst.

2. **Declaration of interests**

None to record.

3. The meeting was adjourned at 7.35pm, a period of public discussion, giving members of the opportunity to question / address the Parish Council on any issues.

All members of the public present expressed their concerns which they had highlighted in their individual objections to Wyre. Discussions took place between all present covering the following topics of concern;

Problems in the area previously when local people are unable to get the affordable houses and they are given to people from out of the area, the local residents felt there had been a mix up on the website and the United Utilities report appeared on 1 The Toppings and not on the application in question where it belonged. There was lots of discussion again about concerns over the access / number of houses etc. There is no mention anywhere about how the attenuation pond will be built, maintained or managed. There were discussions also about the Wyre Way access & footpath & concern was high regarding the exit from the Toppings as it appears to be on a bend and directly opposite a few houses. The Parish Council members informed all that the application was once again going to Planning Committee at Wyre which would be another opportunity to speak / make representations & the members of the public thanked the Parish Council for the support it had shown.

The Parish Council meeting re convened at 8:30pm.

4. **Planning application 13/00800/REMMAJ. Reserved matters application for residential development comprising of 64 dwellings with associated access @ The Toppings.**

The above application was discussed. **It was resolved that** the Parish Council would again object to the application and the objections / points to be raised with Wyre are as follows:

**Vehicular access** - This site is unallocated within Wyre Borough Council's Local Plan as it was subject to review during the development of the Plan in 1999. This site together with adjacent open fields was originally to be included within the current Local Plan for housing provision with a provisional allocation of 186 properties. Prior to adoption the Local Plan was the subject of an independent inquiry and whilst the Inquiry Inspector endorsed Wyre Borough's view that a housing allocation for this site should be included within the Local Plan it was considered that due to access issues to the site the maximum number of properties that could be built on the site would need

to be limited to 96. This decision was based on Department of Transport recommendations relating to the number of properties that can be reached from a cul-de-sac by emergency vehicles and in particular fire appliances. The only access to the site was via a cul-de-sac (Brooklands Drive) which was served by an estate road (Byerworth Lane North) from a local distributor road (Bonds Lane). The Inquiry Inspector advised that if a further access could be provided then there would be potential for the whole site to be developed to provide the 186 property allocation originally included within the original Local Plan. Wyre Borough accepted the Inquiry Inspector's recommendation the Local Plan was amended with the site area reduced and a provisional allocation of 96 properties that could be developed was placed on the site. This site was subsequently developed by Redrow Homes in two phases between 1999 & 2001. Since this time there have been no changes to the access to this site and as such the Parish Council considers that all of the original concerns in relation to the access to the site still exist. The Parish Council's previous objection to the outline application refers to this, but the Parish Council wished it to re-iterated.

There is still an issue in relation to access to the site from Bonds Lane. It appears that Lancashire County Council in their response to the Outline Planning Application have relied solely on the information given by the applicant, which referred to a survey which was undertaken on a single day. The Parish Council does not consider this survey provides a true representation of traffic movements in the area and as a consequence it is difficult to understand how an accurate evaluation can be made of the impact the additional traffic that these new properties will generate will have on the local road network based on this limited data. The Parish Council are of the opinion that Lancashire County Council should undertake a full review both the traffic and pedestrian access to this development. If this has already been carried out then the Parish Council believes that the information should have been made available to all consultees to this planning application.

The Parish Council also has concerns with regard to the proposed access road to the development from The Toppings which is located directly opposite to 2 existing properties and is very close to a significant bend in the road. The sight lines from this junction will be poor and it will pose a potential safety issue to all road uses. In addition, since the junction is very close to one of the amenity areas on the site there will be a high safety risk to children playing adjacent to this junction.

**Pedestrian access** - The Parish Council is concerned that the developers and Lancashire County Council Highways Department are encouraging greater use of footpath 100 to access Garstang town centre. The dangers to pedestrians at the point where the footpath joins Bonds Lane (B6430) cannot be underestimated as this is located on a blind corner with no footpath on the west side of Bonds Lane which means that pedestrians will be forced to cross Bonds Lane at this dangerous location. The Parish Council consider this as a potential death trap and believe that Lancashire Council Highways should undertake a full review of this pedestrian route and request that this should include mitigation measures to reduce the danger to pedestrians at this location.

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

**Ponds** - The site already has 2 ponds which were landscaped and fenced as part of the open space areas for the previous two developments. They have never offered any public amenity as they have, until recently been fenced and locked up. The whole of this area has had no maintenance since the original landscaping and recently the access gates to these ponds has been left unlocked and this is creating a huge safety hazard to children in particular as they can easily gain access. There is in the opinion of the Parish Council a good argument to fill these ponds and use the space as open amenity space for the local community.

The developer has proposed within their application to discharge the surface water runoff from the development into the River Wyre through the use of an attenuation pond. The Parish Council wishes to express its concern to this aspect of the site design, as it considers this feature could provide:

- an additional risk of flooding potential
- The risk of cross contamination with foul sewerage from the new properties on the site,
- Attract vermin from the River Wyre
- Pose a risk to the safety of young children who will be attracted to this open space area.

The Parish Council wishes to ask the question “Is there any need for another water hazard as part of this development so close to the River Wyre and the Lancaster Canal?” It will not be in keeping with the immediate environment around the development and the wider residential area close to the site. It is the Parish Council’s understanding that the majority of residential sites of this type have underground storage tanks to control surface water runoff and the Parish Council consider that this type of surface water management to be more appropriate for this site.

It has been brought to the attention of the Parish Council that since outline planning permission for the site was granted documents relating to this planning application have been posted on the original web page i.e. the page for Planning Application 13/00376/DIS. This has caused confusion within the local community and The Parish Council consider that the notices relating to this planning application should have indicated that this was the case and directed interested parties to view both web pages. This is a major development in our community which has cause considerable concern to the local residents and this type of action does not reflect well on Wyre’s Planning Department. The Parish Council considers it represents poor administration on Wyre Council’s part.

The Parish Council has not had sight of Lancashire County Council Highways Department response to this planning application & would like it to be noted that it therefore wishes to reserve the right to comment on the LCC response when it is available for inspection.

5. The Parish Council noted that the next meeting date was 15<sup>th</sup> January 2014 as previously agreed.

Meeting closed at 8.55pm.

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