

## WHITTINGHAM PARISH COUNCIL

**AN ORDINARY** meeting of Whittingham Parish Council took place on **Monday 14<sup>th</sup> Aug 17** at 7.00pm at Whittingham Sports & Social Club.

### **Members:**

Cllr Alan Lewis - Chairman  
Cllr Stan Hunter  
Cllr Harry Landless  
Cllr Alex Meades

Mrs Julie Buttle – Parish Clerk

### **Members of the public**

1 resident - use of Brabiner Lane  
2 residents - opposing Ashley Hall Farm  
2 residents - supporting Ashley Hall Farm  
2 residents – re houses Halfpenny Lane

**APOLOGIES** Cllr Dave Hall, Cllr Bernard Huggon, Cllr Margaret Rigby,

**APPROVAL OF MINUTES** of the meeting held on 10<sup>th</sup> July 2017.

**MIN 48** 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 49** Cllr Landless declared a personal interest in the CCTV request from the Village Hall.

### **PUBLIC PARTICIPATION**

**MIN 50** it was RESOLVED that the meeting be adjourned for public participation.

It was stated that there had been another incident on Brabiner Lane resulting in damage to property. The driver fled the scene and the police have been involved. The County Land Owners Association have been contacted and they have advised that LCC have a duty to resolve the problem. They suggested that a petition be delivered to the County Council. The Clerk requested a copy of their reply so that it can be forwarded to LCC and County Councillor Wilkins as the elected County Councillor for the area.

Opposition was voiced in relation to the caravan storage at Ashley Hall Farm. A copy of the opposition letters had been circulated to Members with the Agenda. The main concerns were that 200 caravans would be an over intensification of the site and as they are dropped off and collected, they may interfere with the access and operation of existing business units. Ownership and use of the access to the site was also contested.

The applicant acknowledged that he had made mistakes by previously using the land for the unauthorised storage of construction plant and machinery but as the land has been surfaced with gravel and a bund has been erected, his intention was to run a legitimate business storing caravans throughout the year. He stated that the site was already being used and the number of vans have been reduced from 200 to approx. 65-70. The applicant said that the access rights had been established and he was entitled to use the access.

A resident expressed concern that another planning application was proposed for Halfpenny Lane and he expressed his annoyance that the developers were 'railroading their way through' and the City Council was not taking any concerns or comments against the proposals in to account. The land is open countryside and there is considerable concern that the water will be held in retention tanks and released at slower rates. If the existing drainage system is inadequate for 'normal' flows, development should not be permitted. Lay-bys have been provided whilst construction works take place and residents have been told that if they are not used double yellow lines will be added.

All comments were noted and it was RESOLVED that the Council be reconvened to discuss the above under the planning items.

### **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).

**06/2017/0707** use of land for the storage of caravans (retrospective application) at Ashley Hall Farm, Inglewhite Road

Members were informed that the supporting statement confirms that the site has been used for the unauthorised storage of construction plant and machinery. Enforcement action was taken and an appeal against the notice was dismissed in November 2011.

It is noted that the site has been surfaced with crushed stone and a landscaping bund has been erected but this does not condone the unauthorised change from agricultural land.

The site plan attached to the application appears to show a layout of 32 caravans along the perimeters and 22 caravans down the centre. The application is for 200 caravans and it is difficult to see how so many can be accommodated safely. Under public participation, Mr Wareing stated that the application has been amended to 65 – 70 caravans but as this is not confirmed in the documents on-line, if minded to approve, the approval should specify the exact layout, access and positioning of the caravans.

The Parish Council understands the access rights to the site are complex but as ownership is not a planning consideration, the Parish Council is not in a position to comment. It is acknowledged that caravans will be collected and dropped off at different times of the day, but it is likely that 2 or 3 vans will be dropped off / collected at the same time. When commenting on application **06/2015/1004** for the storage facility, the Parish Council expressed concern regarding the safety of pedestrians and vehicles using the storage yard and with this in mind, if minded to approve, it would seem sensible to ensure that there is sufficient space for cars and caravans to wait and manoeuvre in the site area, rather than creating a backlog of traffic through the adjacent storage yard.

**MIN 51** In view of the complex history of the site, the unauthorised change of use and the lack of detail regarding the number and layout of the caravans, Members RESOLVED to leave to planning.

**06/2017/0708** Reserved matters application seeking approval for scale, appearance, layout and landscaping for the erection of 1no. dwelling (pursuant to outline planning permission 06/2016/0581) on land adjacent to Fell View, Pudding Pie Nook Lane.

Members noted that the outline application was initially refused but was granted on appeal so the principle of development is already established. Members noted that the application is for a substantial dwelling but it was considered in keeping with the plot and other properties nearby. **MIN 52** Members RESOLVED to leave to planning.

**06/2017/0840** Reserved matters application for the erection of 186 dwellings at Inglewhite Road Preston following outline approval 06/2017/0356.

Following the comments made during public participation, the Clerk stated that the Parish Council strongly opposed the inclusion of the site in the Local Plan and also opposed the outline application, however planning permission was granted and the principle of development has been established. Notwithstanding this, there are several concerns with the application which would justify the Parish Council submitting an objection.

**Drainage** – in addition to the comments made under public participation relating to the storage and slow release of water, it is noted that surface water will discharge into a culvert being constructed in Whittingham Road. This drains into Blundell Brook not Savick Brook as stated in the drainage statement. As the culvert is being constructed for phase 1 of the Ridings development, it must be established that the culvert can cope with the additional discharge – both from this development and phase 2 of the Ridings site which is still in outline. It must also be confirmed that the future maintenance of the culvert and SUDS system will be managed by Lancashire County Council as the Local Lead Flood Authority.

The Parish Council is aware from other developments, that United Utilities are not able to refuse a connection to an existing sewer network – but due to the number of concerns regarding the existing and proposed capacity of the sewer network in this area - the Parish Council requests that the City Council seeks assurances from UU that the network can cope - particularly as the drawings confirm the need for a full survey of the existing network and confirm the design is preliminary only. The Parish Council are astonished that this application can be considered - let alone approved - when essential drainage surveys still need to be carried out.

**Housing Layout** – whilst it is acknowledged that the outline layout is indicative, the layout has changed significantly in the south west corner. An explanation for the changes has not been provided and whilst it is noted that the public open space has increased to the south of the site, concern is expressed that the new layout means a row of houses will face the established gardens on Halfpenny Lane, whereas the original layout meant the existing properties would only face a gable end.

**Affordable Housing** – approx. 55 of the properties will be ‘affordable’ in accordance with the 30% policy, however, 22 of the affordable homes are clustered together in the south west corner and 16 are located together in the north east of the site. This would appear to be contrary to the Affordable Housing Policy which suggests that affordable housing should be ‘pepper potted’ throughout the site.

**Parking and Cycle storage** – para 10a states parking will be provided in accordance with Appendix B of the Local Plan, but the Parish Council would expect to see a breakdown of the provision per house type. Figure 17 just shows a coloured plan stating ‘on plot’ and ‘off plot’ provision, consequently it can’t be ascertained if a 3 bed plot has 3 spaces provided. Cycling routes are provided throughout the development – yet para 12b confirms there is no cycling storage provided.

**Hedges & Open Space** – The Parish Council welcomes the news that a section of the hedgerow in the north east corner will be replaced and other hedgerows will be improved by supplementary planting – but it is not clear how these will be maintained once the developer moves from the site. Bat and bird boxes are provided but there appears to be very little consideration in terms of furniture for residents such as bins and seating areas.

**MIN 53** Members acknowledge that the principle of development has been established, however Members RESOLVED to object to the application until the Council can be assured that above issues have been addressed.

**06/2017/864** Certificate of Lawfulness for proposed single storey rear extension following demolition of extension Grindlestone Court, 9, Whittingham Lane.

Members were informed that a Certificate is granted if the applicant can demonstrate that the original extension was lawful due to the time elapsed since it was built.

**MIN 54** Members RESOLVED to leave to planning.

#### **FINANCIAL STATEMENT**

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

#### **ACCOUNTS FOR PAYMENT**

**MIN 55** Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CQ
Aug salary	Mrs J Buttle	£426.47	1270
Tax / National Ins	HMRC	£78.80	1271
1/4ly Invoice Cumeragh play area	Barton Grange	£390.00	1272

#### **CPRE MEMBERSHIP**

**MIN 56** Members RESOLVED to renew Membership to the Campaign to Protect Rural England at a cost £36.00 CQ 273

#### **CCTV REQUEST GOOSNARGH VILLAGE HALL**

Goosnargh Village Hall Management Committee have requested a grant of £880 + VAT to replace the CCTV system at the Village Hall as detailed in the letter sent to Members..

**MIN 57** Members RESOLVED to approve the request under S31 of the Local Government and Rating Act 1997.

#### **CITY COUNCIL GREENSPACE PROPOSALS**

Members were reminded that the City Council added £50,000 to its budget and announced an intention to invoice Parish Councils in respect of grounds maintenance. Maintenance in parished areas costs the City Council £278,000 and as £50,000 represents 18% of the total, each Parish is requested to pay 18% of the maintenance costs in their area.

The maintenance of Goosnargh Village Green is £5,513 and Whittingham is requested to pay £990.00 from the 2018/19 budget. The City Council has stated they will look at the option of an asset transfer but they are not in a position to do this within the next twelve months. If Parishes do not pay the surcharge, maintenance will be reduced by 18%.

Members expressed their annoyance that the charge penalises rural areas because other residents of the City will benefit from public open space without being required to pay a surcharge, however, it was felt that rural residents would be penalised more if the Village Green became unkempt and was not maintained properly.

**MIN 58** Members RESOLVED to include the sum in the 2018/19 budget but requested that the City Council be informed that the Parish Council wishes to engage in discussions to transfer the asset at the earliest opportunity.

#### **UPDATE ON CIL ITEMS**

Members NOTED the following updates on CIL items.

**Footpath Village Hall** – Works is well underway and a final invoice will be submitted when the work is completed, probably at the September meeting.

**Litter / dog bins** – Confirmation has been received that a bin will be installed at Green Nook Lane. Negotiations are continuing regarding a bin at Halfpenny Lane.

**Speed cameras** – Members have expressed a preference for the SPID design and locations and this has been emailed to LCC. We are waiting for them to respond.

Further to concerns regarding speeding traffic on Whittingham Lane / Halfpenny Lane, PC Banks is looking to see if a SPID can be borrowed on a temporary.

**Circular walks** – Feedback will be requested from the volunteers but it would appear that the routes need to be walked with a view to collecting reliable data.

**Bus Service / Travel plans** – Despite the intervention of Ben Wallace MP a reply has still not been received from the Chief Executive of the County Council.

**MIN 59** As the County Council has received funding for the works, Members RESOLVED to submit a Freedom of Information request to ascertain how the funding has been spent. The request will be worded in a manner that requires the County Council to explain how the funding has been spent to enable them to work with developers to ensure the Travel Plan is delivered properly.

#### **NOTE NEW CORRESPONDENCE**

Members NOTED the following correspondence

- Further to the July public participation actions, a reply has been received from Seed House Farm and LCC in relation to Brabiner Lane. This was circulated to Members.
- Lancashire Fire & Rescue have issued an Emergency Cover Review. There are no proposed changes to staffing or cover responses but a pre-alerting system is proposed to alert crew members that a 999 call is being processed.
- The Holme Fell application was deferred from the August planning committee to allow further consideration of the flood reports. Members were informed that local residents were considering arranging a public meeting to launch a fighting fund to pay for a planning consultant to look at the application. It was confirmed that Cllr Lewis would attend in his capacity as Chairman of the Parish Council. It was noted that the Parish Council would not be able to contribute to the fund because the matter has not been considered as a formal Agenda item.
- The Clerk to Goosnargh Parish Council has confirmed she will be retiring in at the end of September. The position has been advertised locally.
- Despite careful storage, the wreaths for Remembrance Sunday need replacing. As we usually make a donation without ordering a replacement wreath, the Clerk was authorised to confirm the order of 2 wreaths.

#### **DATE OF NEXT MEETING**

The next meeting of the Parish Council will be **Monday 11<sup>th</sup> Sept 2017 at 7.00pm.**