

## WHITTINGHAM PARISH COUNCIL

**AN ORDINARY** meeting of Whittingham Parish Council took place on **Mon 9<sup>th</sup> Jan 2017** at 7.00pm at Goosnargh Village Hall.

### **Members:**

Cllr Alan Lewis – Chairman  
Cllr Dave Hall  
Cllr Bernard Huggon  
Cllr Stan Hunter  
Cllr Harry Landless  
Cllr Ruth Mills

### **Members of the public**

Cllr L Smith Preston City Council  
Lindy King - GWHG  
B Davies  
C Davies  
L Webb  
Mrs Julie Buttle – Parish Clerk

**APOLOGIES** Cllr Margaret Rigby

**APPROVAL OF MINUTES** of the meeting held on 19<sup>th</sup> December 2016.

**MIN 128** it was RESOLVED that the December Minutes be signed as a true record.

It was NOTED that in relation to **MIN 122** (6 dwellings on land north of Inglewhite Road) the view is of Bowland Fell not Beacon Fell.

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

There were no declarations of interest.

### **PUBLIC PARTICIPATION**

**MIN 129** it was RESOLVED that the meeting be adjourned for public participation.

3 members of the public were present to hear the Parish Council comments on application 06/2016/1266 relating to 3 dwellings at Belmont Farm, Inglewhite Road.

Cllr L Smith advised that she had reported problems with road signs at Brabiner Lane and also informed Members that the application for 95 houses at Holme Fell, Goosnargh was likely to go to the February Planning Committee meeting. Members noted that Goosnargh Parish Council have requested that Whittingham's Clerk speaks against the application.

It was queried why the 2 footpath applications were on the agenda when the applications were in Goosnargh. The Clerk replied that as Members were objecting to the housing application, it made sense for them to consider the proposed footpath diversions too.

It was RESOLVED that the meeting be reconvened.

### **TO CONSIDER 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).

**06/2016/1169** Outline planning application for 1 dwelling, access and layout only at Dean Villa, 139 Whittingham Road, Broughton.

Although the site is designated as open countryside, Members felt that as the land was bound by Langley Lane, Short Lane and Whittingham Lane, there would be no adverse impact on the area. Members noted that the site was described as *formerly a garden area* and development of residential gardens should be resisted under the NPPF, however as the site had previously been occupied by a shed and poly tunnel, Members considered that the site was not a 'traditional garden' area.

**MIN 130** Taking the above into account, Members RESOLVED to raise no objections to the principle of development, however, Members wished to express concern that although the proposal uses the existing site for 139 Whittingham Lane, the access is very close to the junction which is not only busy, but is considered to have poor visibility.

**06/2016/1247** Single storey and two storey rear extension at Park House, 803 Whittingham Lane Broughton. **MIN 131** Members RESOLVED to leave to planning.

**06/2016/1260** Prior notification for change of use from agricultural building to 2 dwellings at Pudding Pie Nook Lane, Preston.

Members requested that the planning department be advised that the description states change of use to 2 dwellings but the planning statement and plans refer to 1 dwelling.

Members noted that the development is in the open countryside and new build properties have recently been refused as the location is considered to be unsustainable.

Members were advised that this is a prior notification application which will be classed as permitted development if the application meets the prescribed criteria.

**MIN 132** Based on the above, Members RESOLVED to raise no objections to the proposal.

**06/2016/1266** Outline planning application for 3 detached dwellings – access only – at Belmont Farm, Inglewhite Road, Preston.

It was stated that there could be a conflict between the dwellings and the piggery bearing in mind previous concerns regarding effluent and drainage, however, Members concluded that this would be a consideration for prospective purchasers if the application is approved.

Members were informed that an access (south of the current proposal) was approved as part of a larger redevelopment scheme for the site 06/2016/0022 and one dwelling has been approved in outline 06/2016/0963 using the southern access. It is assumed that if the current application is approved, there will be two new accesses created along the unmade track. When commenting on 06/2016/0022 Members raised concerns regarding the increase in traffic which could cause a danger to horses and people using the track which leads to Belmont nursing home, however, these concerns were dismissed by planning officers as the redevelopment scheme was approved.

**MIN 133** Members RESOLVED to comment that the site is located in open countryside, but given that development has already been approved to the south of Inglewhite Road, there are no strong reasons to object to the principle of 3 new dwellings. However, concerns are expressed regarding the proximity of the proposed access to the junction with Inglewhite Road and it is requested that any Highway comments are taken into consideration.

**06/2016/1294 and 06/2016/1295** Proposed diversion of Public Right of Way no 7 at Holme Fell, Goosnargh Lane, Goosnargh

Members were informed that the diversion relates to 2 footpaths affected by the application for 95 homes 06/2016/1039 which is still pending and Members reiterated their concerns that if the housing application is approved, it will result in the loss of a green field crossed by 2 public rights of way (PROW) which provide access to local walks and rambles.

Members expressed concern that if the diversion is approved prior to the planning consent / new housing being built, not only will the route of the PROW be unclear, there will be health and safety concerns as the diverted path will run through a building site.

**MIN 134** Members RESOLVED to strongly object to the applications on the basis that the proposed diversion is premature given that the housing application is not yet determined. If the housing application is approved, there should be a contingency diversion for the footpaths whilst construction takes place. If the diversion is successful and is diverted along residential streets, Members request that the PROW is clearly signed at the junction points of the estate roads, as it can often be confusing to follow a PROW through a residential area. A copy of the objection will be sent to LCC as it is understood that they usually consider and determine alterations and requests for signage to the PROW network.

**06/2016/0581** Appeal Notification for 1 dwelling on land at Pudding Pie Nook Lane,

**MIN 135** Members noted that the planning inspector will receive a copy of the Parish Council's comments in relation to the application and RESOLVED not to send a further letter to the planning inspectorate.

## **DECEMBER FINANCIAL STATEMENT**

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

## **ACCOUNTS FOR PAYMENT**

**MIN 136** Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Jan salary	Mrs J Buttle	£396.35	1229
Tax / National Ins	HMRC	£93.40	1230
Electric bill	E-on	£25.80	1231

## **RECEIPT OF CIL MONIES AND FEEDBACK ON THE CIL FORMS**

Members noted that at the end of each financial year, the Parish Council is required to publish an annual report detailing its CIL receipts, expenditure and balances. A report for 2015/16 was produced and approved by the external auditor. The City Council has provided a copy of its report which details the amounts allocated to the Parishes, but the Clerk has expressed concern that their figures do not match those of the Parish Council.

**MIN 137** Members RESOLVED that as the Parish Council report has been audited, the report should be published with the audited figures. Members requested that the Clerk notify the City Council that they are concerned to note the discrepancy and as a result, they have a lack of confidence in the City Council accounting procedures in relation to CIL monies.

Members considered the spreadsheet of suggestions for CIL expenditure and noted there was no opposition to the suggestions proposed by the Parish Council. Members noted residents had made suggestions to improve / increase the pruning of hedges and the clearing of leaves and gullies but LCC are responsible for these functions. Allotments and a zebra crossing at Guild Lodge were also suggested but these are being taken forward under other development proposals. Individuals had made a request for yellow lines outside Goosnargh Post Office and for additional parking at Goosnargh Village Green but these were considered to be long standing concerns requiring further consultation with residents and other agencies. A request for a new bench at Cumeragh Lane would not meet the criteria for CIL expenditure.

**MIN 138** Members RESOLVED

- i. To undertake further research to see if it is possible to commission someone to look at the footpaths and styles on the PROW network in the parish with a view to creating and improving the number of circular walks.
- ii. To ask HCA for a progress report on the re-opening of the cycle routes through the former Whittingham hospital site

With regard to the Parish Council suggestions, Members noted that

- A. LCC and the developers have been asked to provide a report on the monitoring and progress of their Travel Plans
- B. The rent is paid for the police office for the 2016/17 financial year
- C. The Clerk will contact PCSO Reid regarding the provision of SPIDS
- D. A meeting has taken place with the City Council regarding improvements to the footpath at the Village Hall and the costs should be available for the next meeting
- E. Whilst the Parish Council can provide bins for the new development at Green Nook, the City Council have stated there will be a charge for emptying them. As this will be an ongoing revenue cost to the Parish Council it might not meet the CIL criteria as CIL funding is only short term. The Clerk was requested to establish what the emptying cost would be.

## **CITY COUNCIL BUDGET PROPOSALS**

Members noted that the City Council has issued a consultation on their budget proposals but in comparison to last year's consultation there is very little detail.

**MIN 139** Members RESOLVED to respond to the consultation by noting the lack of detail and

- i. asking for information on how effective the brown bin charges have been,
- ii. highlighting the discrepancy in the CIL report resulting in a lack of confidence in the City Council accounting procedures,
- iii. requesting a breakdown on the £8.4 million collected in CIL particularly in relation to the items on the Reg 123 list,
- iv. questioning whether the privatisation of the leisure centres will have an effect on the many local clubs and voluntary groups using the facilities

## **PARISH CONFERENCE ATTENDANCE**

**MIN 140** It was RESOLVED that the Clerk would book a provisional place for Cllr Hall to attend the LCC Parish and Town Council Conference depending on the Agenda.

## **2017 TRAINING SCHEDULE**

**MIN 141** It was RESOLVED that the Clerk would request more information on the planning

course as Cllr Hall expressed an interest to attend.

**NOTE NEW CORRESPONDENCE**

Members NOTED that the Chairman is invited to enter a ballot to attend the Queen's Garden party on Tuesday 23<sup>rd</sup> May 2017. The necessary forms were completed.

**DATE OF NEXT MEETING**

The next meeting is scheduled for **Monday 13<sup>th</sup> February 2017** at 7.00pm.