

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **8th January 2018** at 7.15pm at **Whittingham Sports & Social Club**.

Members:

Cllr Alan Lewis - Chairman
Cllr Dave Hall
Cllr Bernard Huggon,
Cllr Stan Hunter,
Cllr Alex Meades
Cllr Margaret Rigby

Members of the public

Cllr Lona Smith Preston City Council
LCC Highways x 2
Migoe Contractors re Whittingham Road x 2
Barratts re Inglewhite Road x 2
Mrs Julie Buttle – Parish Clerk.

APOLOGIES – Cllr Harry Landless

APPROVAL OF MINUTES of the meeting held on 11th December 2017.

MIN 110 it was RESOLVED that the December Council Minutes be signed as a true record.

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

MIN 111 Cllr Meades, Cllr Hall and Cllr Rigby declared a personal interest in the discussion regarding Whittingham Road utility works as it is in close proximity to their properties.

PUBLIC PARTICIPATION

MIN 112 It was RESOLVED that the meeting be adjourned for public participation.

The contractors for the Whittingham Rd road works explained the delays regarding the site. Work should have been completed by the end of December but they will now continue until the end of February. It was explained that the developer dug 'trial holes' before the contractors started on site, but ground surface problems were not identified because they did not dig to the depth required by the sewers. The ground conditions change from clay to sand which meant that piling work was necessary. This has caused the delay. The contractor acknowledged that there should have been more dialogue between themselves, LCC, residents and local businesses before the piling commenced.

Concerns were expressed that the traffic light signs are ineffective and need to be set further back as stationary traffic makes it difficult for lorries to negotiate the junction with Halfpenny Lane. The road surface has been severely damaged and the pavements are not suitable for pushchairs and the less able particularly outside the entrance to the Ridings site. There is limited street lighting and the plastic barriers repeatedly fall over and are a hazard at night.

It was confirmed that LCC and the contractor will look again at the signage and on-site security workers will be asked to ensure the entrance is lit and the barriers are safe. It was stated that ironworks are still raised on the footpaths and a final course of surfacing is yet to be added. Moving forward, the contractor has agreed to reinstate the road surface and will ensure any cracked surfaces are filled before the 28th Feb. It was confirmed that the wall outside Daniel Platt Farm will be knocked down and the road will be widened however, the ground needs time to settle for 6 months and it has been agreed that the whole area from the fire station to Halfpenny Lane will be resurfaced.

It was noted that the current work relates to phase one of the houses and the food store and it was questioned if the sewer will be big enough to take the later phases of the development. It was confirmed that the sewer has connection points for the new developments but the capacity for all 3 phases will be checked. It was also confirmed that the contractors have submitted construction method statements to the developer and the developer should have submitted these to the planning department.

Barratts explained that the delay is having a knock on effect with their development and they need to install services to their site. They have requested that temporary lights are placed on Inglewhite Road but it was stressed that these will be manually activated to ensure they do not impact on the junction / diversion route at Halfpenny Lane.

Members stressed that these connectivity problems should have been considered in detail before the housing developments were approved and they requested that LCC revisit the Alston Arms junction to ensure it is able to safely cope with the additional traffic generated by the developments.

LCC and the contractors were thanked for their attendance and it was confirmed that they would endeavour to keep the Parish Council and residents informed regarding future progress.

BUS SHELTERS ON WHITTINGHAM ROAD

In order to comply with the Travel Plan, Prospect Homes needs to erect 2 bus shelters on Whittingham Road to serve the former Ridings site and the Parish Council has been requested to comment on the design and future maintenance of the shelters.

Members expressed their concern that there has been no consultation on the Travel Plan and the location of the shelters does not appear to accord with the proposed site access arrangements. Eventually, there will be 5 new junctions on Whittingham Road to serve all the new developments and there needs to be greater consultation to ensure the frequency of the buses is increased and the bus stops are appropriate to all phases – not just the first phase. Furthermore, due to the increase of traffic generated by the developments, Members would prefer the buses to have lay-bys.

MIN 113 Members RESOLVED that this information is passed back to LCC along with a reiteration of the need for LCC to monitor the Travel Plans and communicate the information back to the Parish Council.

CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

Note - Members are advised prior to the meeting that applications can be viewed at www.preston.gov.uk.

06/2017/1387 Outline planning application for 6no. dwellings (access applied for only) at Dean Farm Warehouse, Pudding Pie Nook Lane.

The Parish Council strongly objected to a previous application for 24 homes because the City Council has a 5yr housing supply and the design and scale of the development was not in keeping with the character and appearance of the area which is in an area of separation. It was felt that 24 dwellings would harm the effectiveness of the area of separation and it was considered unrealistic to expect residents to walk 2000m to the nearest local amenities which do not include doctors, dentists, healthcare or shops large enough to do a comprehensive weekly shop.

Members stated that they are satisfied that the design and scale of the proposed development is significantly smaller and although the occupants will still be car dependant, less weight is attached to the objection as the proposal is for 6 properties. Members confirmed they were supportive of the approach to deliver self-build / custom build dwellings particularly on a previously developed site.

Members remain concerned that the access track is a Public Right of Way - not an adopted road - and felt that a footpath and passing places should be provided under a S106 agreement. As the previous proposal also required improvements to the visibility splay on the junction with Whittingham Lane, Members feel this will also still be required.

MIN 114 Members RESOLVED not to object to the proposal.

06/2017/1400 Outline planning application for 1no. dwelling and new vehicular access (access, landscaping and layout applied for) at Broadfield, Inglewhite Road, Preston

Members noted that a previous application for 3 dwellings had been withdrawn but an application for a single dwelling on the frontage of Inglewhite Road was approved.

Members accept that the dwelling on the frontage was considered to be infill development, however Members are still of the opinion that as the site does not front on to Inglewhite Road the application is back land development in the open countryside and is contrary to policy EN1 of the adopted Local Plan.

Members note the 'unique form' of the subterranean dwelling, however, whatever the style, it is still a dwelling to be constructed on land which has previously been part of the residential curtilage of an existing property and this is contrary to Policy 53 of the National Planning Policy Framework which states that planning authorities should seek to resist inappropriate development of residential gardens.

MIN115 Based on the above and the fact the applicant has not demonstrated a need for a new dwelling in this location, members RESOLVED to object to the application.

06/2017/1401 Outline planning application for 1no. dwelling (access, landscaping and layout applied for) at Broadfield, Inglewhite Road, Preston.

Members noted that the access will be taken from the frontage on Inglewhite Road and will curve round to the back of Belmont Garage with the proposed property to be built to the rear of the garage. Members consider the application to be back land development making it contrary to policy EN1 of the adopted Local Plan.

Furthermore it is noted that the land is currently a green paddock lying adjacent to further green fields. Given the existing structures at Belmont Garage and the approved dwelling on the frontage of Inglewhite Road 06/2017/0093 Members feel that a further dwelling in this location will be an over intensification of the area. The City Council has identified a 5yr housing supply - including a substantial amount of new dwellings in Whittingham Parish - and the applicant has not demonstrated any need for a new dwelling in this location.

MIN 116 Members RESOLVED to object to the proposal.

06/2017/1438 Single storey extension to SE elevation Belmont Garage, Inglewhite Road,

MIN 117 Members noted that the extension will be on the frontage of the garage but as it will improve facilities for a local business, Members RESOLVED not to object to the proposal

COUNTY COUNCIL BUDGET PROPOSALS

Members considered the consultation on LCC's budget proposals which included a link to 3 months of Cabinet Meetings.

MIN 118 Members RESOLVED to request a more user friendly version of the proposals.

DECEMBER FINANCIAL STATEMENT

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

QUARTERLY BUDGET ANALYSIS 2017/18

MIN 119 Members considered the 3rd quarter budget analysis (April to December), and RESOLVED that expenditure was on target and no virements were necessary.

SLCC MEMBERSHIP

MIN 120 Members RESOLVED to renew the Clerk's membership to the Society of Local Council Clerks, with the cost being shared equally by Whittingham and Woodplumpton. Members NOTED that the Union subscription will be paid separately by the Clerk.

GENERAL DATA PROTECTION REGULATION

MIN 121 Members noted that new GDPR regulations will come into force in May 2018 and RESOLVED that the Clerk attend a training course on the 18th January. Members NOTED the cost may be shared equally with Woodplumpton.

ACCOUNTS FOR PAYMENT

MIN 122 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
SLCC membership	SLCC	£82.50	1298
Clerk Salary	J Buttle	£426.67	1299
Tax / National Insurance	HMRC	£78.60	1300
1/4ly Admin Expenses	J Buttle	£48.54	1301
CCTV Village Hall (CIL)	Snape Security Systems	£720.00	1302
Christmas tree	Barton Grange	£348.00	1303
1/4ly play area inspection fee	Barton Grange	£390.00	1304
Electric Bill	E-On	£24.76	1305

CIL ITEMS

Members NOTED the updates on the CIL Business Plan and that Taylor Wimpey had pledged £100 to the Parish Council as part of their "12 days of Christmas Campaign".

MIN 123 Members RESOLVED that the Clerk keep the pressure on Taylor Wimpey to attend a future Parish Council meeting to update the Council on the development – particularly in relation to the Travel Plan arrangements.

REVIEW OF FINANCIAL REGULATIONS AND COMPLAINT PROCEDURES.

MIN 124 Following the review of the Standing Orders at the December meeting, Members RESOLVED to approve the complaints policy with the following minor amendments

- Para 1 add after in writing *or email*
- Para 2 add after Chairman *in writing or email*
- Para 3 change complaint to *complainant* and amend to read giving *them* an opportunity
- Para 8 Explain advice may be obtain from the SLCC or LALC rather than the Association

A final version of the policy will be issued to Members and included on the website.

Members also reviewed the Financial Regulations and discussed para 4.1 relating to expenditure in Committees. As Whittingham does not have a committee structure it was questioned if the Regulations should be amended however, it was agreed not to change the Regulations as they provide clarity on expenditure should a committee be set up in the future.

MIN 125 Members RESOLVED to approve the Financial Regulations with a slight amendment to page 2 to reflect the date the Standing Orders were reviewed.

NOTE NEW CORRESPONDENCE

Members NOTED that the Parish Council may enter a ballot for a Member to attend the Queen's Garden party in June. The Chairman's details will be submitted.

DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 12th February 2018 at 7.15pm.**