

## WHITTINGHAM PARISH COUNCIL

**AN ORDINARY** meeting of Whittingham Parish Council took place on **Monday 9<sup>th</sup> Oct 2017** at 7.00pm at Whittingham Sports & Social Club.

### **Members:**

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

### **Members of the public**

Lindy King - GWHG  
Cllr Lona Smith – Preston City Councillor  
PC Chris Banks

Mrs Julie Buttle – Parish Clerk.

**APOLOGIES** Cllr Stan Hunter, Cllr Harry Landless

**APPROVAL OF MINUTES** of the meeting held on 11<sup>th</sup> September 2017.

**MIN 77** it was RESOLVED that the September Council Minutes be signed as a true record.

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

There were no declarations of interest.

### **PUBLIC PARTICIPATION**

**MIN 78** it was RESOLVED that the meeting be adjourned for public participation.

Lindy King of the Heritage Group, noted several discrepancies on the consultation on the Heritage List issued by the City Council. These are recorded under the Agenda item. The Heritage Group were advised to report the discrepancies directly to the City Council.

Further to the October Minutes, City Councillor Lona Smith advised that she has been in contact with the new Police Inspector Steve Anderton who confirmed Broughton Police station will remain open. Discussions are still ongoing regarding the facility in Goosnargh Village Hall. PCSO Dave Reid's replacement, Gemma McDonough has now started.

Cllr Smith has successfully requested that the planning application for 7 dwellings and 4 flats on land adjacent Old Rib Farm, Halfpenny Lane, be considered by the planning committee if the planning officer is minded to approve it.

It was stated that a resident has erected a sign stating horses and cyclists are not allowed on the path running between Green Nook and Shay Lane. The matter has been referred to LCC as it is understood the path is a public right of way.

Cllr Smith referred to the City Council consultation on bin collections. The Clerk advised she was informed of the consultation after the Agenda had been published but as a reply is needed, observations could be made under new correspondence.

As the Parish Council representative of the Heritage Group, Cllr Hall referred to Agenda item 15 and suggested that the Heritage Group consider if they have any projects which may benefit from a Parish Council grant. It was also suggested that an article be included in the Parish Newsletter so that other local groups could also consider a submission.

It was RESOLVED that the meeting be reconvened.

### **HOLME FELL – FORMAL COMPLAINT TO THE CITY COUNCIL**

Members NOTED that the formal complaint has been submitted in relation to the Holme Fell planning application and a reply is not expected until the 18<sup>th</sup> October – the day after the S106 Agreement should be determined.

The Law Foundation have been contacted for free legal advice and contact details have been acquired for 2 barristers should the application be approved. **MIN 79** Members RESOLVED to make a financial commitment from the Parish Council reserves, (not to exceed £5,000) should a payment be required for the barristers to assess the merits of the case before proceeding to a judicial review.

### **PARISH PLAN – REFRESH**

Members noted that the Clerk had worked additional hours in relation to the Holme Fell application. It is expected that this will continue if a legal case is submitted.

**MIN 80a** Members RESOLVED that the Clerk should be able to submit an invoice for any additional hours worked, subject to the approval of the Parish Council.

**MIN 80b** As the Parish Plan was written in 2005 before the Clerk and several Councillors joined the Council, Members RESOLVED to set up a working group to consider the content of the Parish Plan and consider whether to start a Neighbourhood Plan. Members agreed that the Clerk needs to be involved and this will be an additional commitment in accordance with MIN 80a above. The working group will make recommendations on whether to proceed with the Plans. Any recommendations will need to be ratified by the Parish Council. A date for the initial meeting will be agreed at the November meeting.

### **CONSULTATION ON HOUSING NUMBERS**

The Government has released a consultation called 'Planning for the right homes in the right places'. The consultation suggests a new formula to calculate the number of new homes needed in each area of the country. Using the new formula, Preston's housing requirement could drop from 507pa to 225pa. It is understood that the City Council will issue a report explaining the new figures for Preston, however the Core Strategy would need to be inspected again before any weight can be attached to the figures.

**MIN 81** Members RESOLVED to reply positively to the consultation and suggested that the City Council should involve the community and Parish Councils in the suggested analysis of local needs and the adoption of the new figures.

### **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).

**06/2017/1048** 7 dwellings and 4 flats on land adjacent Old Rib Farm, Halfpenny Lane, Whittingham

Members noted that the planning statement includes a coloured map showing planning consents in the local area which implies that additional housing would be acceptable. However the applications were granted when the City Council had concerns about its ability to deliver a 5yr housing supply. Since then, various appeals have clarified that the supply is robust, and the applicant has not submitted any evidence to substantiate there is a local need. Any perceived need can be met from the applications already approved.

Previous applications west of Halfpenny Lane have been due to the conversion of existing dwellings. It is noted that the applicant states this application is infilling between 2 properties along the frontage of Halfpenny Lane, but the distance is extreme and the application can't reasonably be considered as an infill application - particularly as it extends in to the open countryside at the rear. Members consider the application to be contrary to Core Strategy Policy 1 and policies AD 1 and EN 1 of the adopted Local Plan and questioned why the City Council has a Local Plan if the principles are not followed.

The City Council is in the process of consulting on a Heritage List and it is noted that many properties on Halfpenny Lane are considered to have a heritage value. The addition of 4 flats, particularly on the frontage of Halfpenny Lane, is entirely out of keeping with the area and will urbanise the rural character. Halfpenny Lane is a rural lane and further development along the frontage will have an adverse impact on the area.

Members noted that the Local Lead Flood Authority have objected to the application and given the number of local flooding concerns, the Parish Council supports their objections.

**MIN 82** Members RESOLVED to strongly oppose the application.

**06/2017/1085** Conversion of existing building to dwelling, erection of a detached garage and erection of a building to accommodate 6no stables following demolition of existing agricultural buildings at Marlings Barn, Cumeragh Lane.

Members noted that the scheme has already been approved under application 06/2014/0439, however the approval will expire if work is not started shortly. As the conditions request further details prior to the commencement of the works, the applicant is proposing to start work by digging a foundation trench and has requested that the conditions be amended to read 'further details to be submitted prior to any works starting **above ground**'. **MIN 83** RESOLVED to leave to planning

**06/2017/1110** 2 storey side extension at Nook Cottage, Pudding Pie Nook Lane.

The development is in an isolated location but the proposal will not increase the original dwelling by more than 50%. **MIN 84** RESOLVED to leave to planning

## HERITAGE LIST

With assistance from the Heritage Group, Members submitted 14 nominations to the City Council to be included on a draft Heritage List. The Cabinet has now approved a 'final' list, which will be subject to public consultation, with comments requested by the 12<sup>th</sup> November. Under public participation it was mentioned that

- a) even numbers have been included in the terraced housing 107/125 Halfpenny Lane – but there are no even numbered properties
- b) the list includes a Stone Farmhouse at 65 halfpenny Lane - is this Halfpenny Lane Farm?
- c) 56, 58, 64 & 66 Church Lane are also known as Makinson Row
- d) large stone villas have been included on Church Lane - do these refer to Beech House and School House - if so these are on Goosnargh Lane.
- e) the list refers to a detached rendered farm house - but the location covers 69, 70 & 72 Church Lane
- f) Rose Cottage Farm is on Goosnargh Lane - not 40 Church Lane

In addition to the above, the Parish Council letter listing the assets, includes a reference to Toll Bar Stone on Whittingham Lane but this is not included on the consultation list.

**MIN 85** Members RESOLVED to query the above points and suggested that the consultation should include a map of the assets to avoid any confusion in relation to the precise location. In addition, Members wished to express their disappointment that Halfpenny Lane has not been included in the Heritage List.

## NEWSLETTER

Members considered the Autumn edition of the Parish Council Newsletter which includes an update on the Holme Fell decision, the Heritage List Consultation, arrangements for Remembrance Day and an update on CIL items, including the new litter bin installed at Green Nook Lane.

**MIN 86** Members RESOLVED not to include an article on the Oil Cub. Instead, an article will be included on the Parish Council grant scheme as applications need to be considered at the November meeting.

## FINANCIAL STATEMENT

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

**MIN 87** Members RESOLVED to include Cllr Landless as a signatory on the accounts and signed the appropriate bank mandate forms.

## ACCOUNTS FOR PAYMENT

**MIN 88** Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT	CHEQUE
Oct salary	Mrs J Buttle	£426.47	1279
Tax / National Ins	HMRC	£78.80	1280
½ yrly expenses Apr – Sept	Mrs J Buttle	£48.75	1281
Envirocare Grounds Maintenance	Envirocare	£354.00	1282
Playground inspection	Barton Grange	£390.00	1283
Electric supply	E-ON	£24.49	1284

## HALF YEARLY BUDGET ANALYSIS Apr 17 – Sept 17

**MIN 89** Members RESOLVED to approve the half yearly budget analysis and NOTED the increased cost of the Christmas tree and that the Clerk has chased LCC for the grant to carry out works to the public rights of way. Members also NOTED that Envirocare have not invoiced in accordance to the contract for the cutting of the grass at Beacon Drive. The number of cuts invoiced is significantly less. The Clerk will query this once the first year of the contract is complete.

## CIL FINANCE REPORT & UPDATE

Members NOTED the current expenditure and progress in relation to CIL items

**Footpath Village Hall** – Still waiting for the completion notice from the contractor.

**Litter / dog bins** – A bin has been installed at Green Nook Lane. Negotiations are continuing regarding the provision at Halfpenny Lane.

**Speed cameras** – Members have expressed a preference for the design and location. This has been emailed to LCC and we are still waiting for LCC to confirm the design is acceptable so that purchases can be made.

**Circular walks** – Feedback has been requested and some repairs have been carried out but the routes need to be walked before the routes can be updated.

**Bus Services** – a formal complaint has been logged with LCC stating that the matter may be referred to the Ombudsman as the S106's have not been complied with.

### **CONSIDERATION OF 18/19 BUDGET ITEMS**

As the November meeting will primarily focus on the 2018/19 budget, Members NOTED the following CIL and Budget items already identified for inclusion. No new items were put forward. Cllr Huggon will obtain a quote for the improvement to the Memorial.

- **CIL** - Defibrillator at the Village Hall – approx. £800
- **CIL** - 6 SPID devices @ £1900 + £550 solar panel = £2450 each
- **CIL** - Improvements to the surround of the War Memorial – Not known
- **Budget** - City Council green space maintenance £990
- **Reserves** – Legal fees prior to a Judicial Review of the Holme Fell application

Grant applications have been received from the Festival Committee and Agricultural Show. Applications from other local groups will be invited via the parish newsletter. See MIN 86.

### **NOTE NEW CORRESPONDENCE**

Members NOTED the following correspondence received following the issue of the Agenda.

Further to **MIN 71** LCC have replied that there is already a 30mph limit through the residential areas at Broughton and no changes are proposed. The 20mph limit on the A6 will encourage traffic to use the by-pass. Broughton crossroads will remain open and there will be no requirement to travel north to use the by-pass. This was a suggestion when the by-pass was going to be completed in 2 phases.

The applications for new dwellings at Clay Lane have been withdrawn.

The caravan storage at Ashley Hall Farm was approved.

An application **06/2017/0946** was submitted for a wooden advertising sign at Seed House Farm. The sign has been approved and the Clerk is investigating why no consultation was carried out especially as the Parish Council reported the sign for investigation.

Preston City Council are proposing changes to the bin collections which include a 2 day limit on reporting a missed bin collection, no longer collecting bins where residents forget to put the bin out, requiring householders on private roads to move their bins to the highway and not collecting textiles. Members felt the changes were reasonable, but requested clarity regarding 'private' roads with particular concerns expressed in relation to Green Nook Lane and Pudding Pie Nook Lane. Members also requested confirmation that affected householders will be individually alerted to the consultation.

### **DATE OF NEXT MEETING**

The next meeting of the Parish Council is scheduled to take place on **Monday 13<sup>th</sup> November 2017** at 7.00pm at Whittingham Sports & Social Club.