

WHITTINGHAM PARISH COUNCIL

AN ORDINARY meeting of Whittingham Parish Council took place on **Monday 9th December 2013** at 7.00pm at Goosnargh Village Hall, Preston.

Members:

Cllr Alan Lewis – Chairman
Cllr Stan Hunter
Cllr Dave Hall
Cllr B Huggon
Cllr M Rigby
Cllr Lona Smith

Members of the public

2 Members from Whittingham
Sports & Social Club
J Filbin Preston City Council
Planning Officer

Mrs Julie Buttle – Parish Clerk

APOLOGIES (Cllr R Mills)

APPROVAL OF MINUTES from the meeting held on 11th November 2013.

MIN 100 It was RESOLVED that the Minutes be approved and signed by the Chairman as a true record.

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

Members declared a pecuniary interest in relation to the setting of the Precept and submitted a written request for a dispensation under S31 of the Localism Act 2011.

MIN 101 The Clerk considered the requests in accordance with SO 38 and S101 of the Local Government Act 1972 and granted the requests under Section 33 of the Localism Act 2011

PUBLIC PARTICIPATION

MIN 102 It was RESOLVED that the meeting be adjourned for public participation. Members of Whittingham Sports and Social Club addressed the Council in relation to the meeting which took place between the Homes and Communities Agency and the Sports and Social Club in relation to the Whittingham hospital application **06/2013/0779**. Ms Filbin also addressed the meeting and explained the planning process. A summary of the discussions is attached at **Appendix A**. It was RESOLVED that the meeting be reconvened.

CONSIDER PLANNING APPLICATIONS BEFORE COUNCIL

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

06/2013/0779 Redevelopment of site to provide up to 650 (Class C3) residential dwellings, up to 9000 sqm (Class B1) office/light industrial use, primary school, senior playing pitch, tennis court, relocation of bowling green, recreational and play facilities, new access to Whittingham Lane and alterations to existing access to Cumeragh Lane, open space, landscaping and associated infrastructure (including retention of existing cricket pitch and pavilion) (outline application) (application for extension of time limit to previously approved planning application 06/2007/0946) at the former Whittingham Hospital Site Whittingham Lane Whittingham.

It was noted that the application already has outline approval however the Parish Council objected to the original application and remains opposed to the introduction of 650 new homes. Development on this scale is inappropriate and will drastically change the size and feel of the existing village in addition to creating additional problems for the highways and supporting social infrastructure. However, as the application has been approved in outline, the main objection of the Parish Council relates to the long term management of the sports and leisure facilities.

Attention is drawn to paragraph 34 of the S106 agreement dated the 7th August 2008 which states **prior to the commencement of the development**, a Community Liaison Group shall be set up and its members will prepare a proposal relating to the ownership, management and operation of the community facilities. The Parish Council has not been approached regarding the above proposals and is extremely concerned that paragraph 4.10 of the Phasing and Delivery Schedule states *it is envisaged that the existing Community Facilities will either be incorporated within the new Community Trust or transferred to the Parish Council or a suitable management company and that provision is made within the refurbished St John's Church*. Given that St John's Church is a listed building the maintenance costs could be prohibitive and Members felt strongly that an agreement should be reached before the commencement of any development as stated in the original S106 document. Concern was also expressed that the proposed community facilities merely replace the existing facilities and it was felt that the provision should be increased given the addition of 650 new properties.

Based on the above points, under **MIN 103**, Members RESOLVED to oppose the application.

06/2013/0732 Alterations to existing stone wall and widening of public footpath to frontage of Platt Barn and Daniel Platt Farm Whittingham Road. Members acknowledge that the path is dangerous and will become more even more dangerous in light of the pending housing applications at the former Ridings depot and Mosses Farm. **MIN 104** Members RESOLVED to support the application on the assumption that the work must be carried out prior to the commencement of any new housing development at either the Mosses or the Ridings site.

06/2013/0765 Change of use of land for the keeping of horses, including the erection of 2no. stables, covered midden, sand paddock, hard standing and boundary fencing with retention of existing access road plots 1 & 2 of Field 6637, Old Clay Lane, Longridge. **06/2013/0766** Change of use of land to land for the keeping of horses, including the erection of 2no. stables, covered midden, hard standing and boundary fencing with retention of existing access road plots 4 & 5 of Field 6637, Old Clay Lane, Longridge

Members noted that the applications are a resubmission of previous applications which were refused on highway grounds. Members noted the highway comments dated the 6th December stating that the concerns still remain. **MIN 105** Members RESOLVED to support the highway comments and oppose both applications.

06/2013/0785 Outline planning application for mixed use development including up to 220 residential units (Class C3), 929 sqm of commercial offices (Class B1), residential apartments with care (Class C2), access from Whittingham Road, public open space and associated works Former Ridings Depot and land to north and south of Whittingham Road Longridge Preston.

Members noted that the application is similar to 06/2011/0344 and 06/2012/0101 both of which were refused. The swimming pool aspect has been dropped and the number of homes increased to 220. The Parish Council accepts that improvements at Broughton roundabout are well underway, however a large percentage of drivers will still use the approach from Grimsargh passing local primary and secondary schools and resulting in safety issues at Stonebridge roundabout. The site is located close to the Longridge / Preston boundary and to protect the character and identity of the different administrative boundaries, the boundary has been included as an area of separation in the Preston Local Plan.

The Local Plan acknowledges that Preston needs to identify additional land for housing to provide a 5 year housing supply however, this has been achieved through the provision of land and a new strategic location at NW Preston, consequently the Parish Council disputes the inference that this site is required in order to satisfy the 5 year housing supply. The Council acknowledges that part of the site is a brown field site and as such, provision has been made for the development of 90 homes - not the 220 proposed in this application.

It is noted that Ribble Valley have designated Longridge as a Key Service Centre, but no plans have been provided to illustrate the additional infrastructure and highways required to make the area sustainable. In the absence of such a plan, concerns are expressed that the area will not be able to cope with an additional influx of 220 homes on the Preston boundary, in addition to Ribble Valley's development plans.

MIN 106 Members RESOLVED to object to the application.

WHITTINGHAM PLANNING APPEALS – Mosses Farm and the Ridings site

Members were reminded that the City Council has issued a Publication Version of the Local Plan. In simple terms, this is the document that the City Council **wishes** to adopt. However, the Local Plan has to be examined by an independent Planning Inspector – and **until he has agreed it is fit for purpose**, little weight can be attached to its content when considering current planning appeals.

It is understood from other recent appeals and the appeal evidence prepared by Mr Cousins - available on the City Council website - that LCC have dropped the highway objections to recent planning applications due to the improvements at Broughton Roundabout. Members stated that they still had concerns regarding the local traffic and it was confirmed that these can still be raised at the appeal. Whilst little weight can be attached to the Area of Separation in the Local Plan as it is not adopted, reference can be made to Policy 19 of the Core Strategy which has the same purpose - to protect the identity, local distinctiveness and green infrastructure.

MIN 107 It was RESOLVED that Cllr Hall would present these points to both appeals along with concerns about the additional housing provision in the Longridge Core Strategy and the lack of detail and consultation relating to the supporting service infrastructure.

RIBBLE VALLEY CORE STRATEGY

Under MIN 28 the Parish Council made representations that the Ribble Valley Core Strategy was unsound because it is considered to be an intensification of the Longridge boundary and there has been insufficient argument put forward regarding why new development is needed. Members were advised that the examination of the Strategy will be held on Monday 14th January at 9.30am at Ribble Valley Council Chamber. **MIN 108** It was RESOLVED that Ribble Valley be advised that the Parish Council will not be represented in person as the date clashes with the Fox Appeal at Preston City Council -illustrating the lack of communication between the 2 authorities.

NOVEMBER FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

ACCOUNTS FOR PAYMENT

MIN 109 Members RESOLVED to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT
Dec salary	Mrs J Buttle	£351.87
Tax / National Ins	HMRC	£83.20
Supply of Christmas Tree	Oak Tree Nurseries	£100.00
Erection of lights & barrier	Speedi Tree	£50.00

Members noted that a credit note has been issued regarding the £200 contribution to the police office at Goosnargh Village Hall.

QUOTES FOR WORKS OUTSTANDING ON THE 2012/13 BUDGET

MIN 110 Members noted that the telephone kiosk will be painted in March before the end of this financial year and RESOLVED that the inside be cleaned too.

MIN 111 Members RESOLVED to accept the quote of £300 for fixing the bench at Whittingham Road as the contractor has the necessary liability insurance.

MIN 112 Concerns were expressed that UPVC may be vandalized in the bus shelter and it was RESOLVED that the Clerk request quotes for a metal frame.

MIN 113 Greenbarnes have quoted £126.22 for the polycarbonate sheet to repair the notice board – fitting will be extra. Members RESOLVED to delegate the task to the Clerk with a budget of £200.

TO CONSIDER THE BUDGET REQUIREMENTS FOR 2014 / 2015

At the November meeting, Members suggested values for the 2014 / 2015 budget requirements as itemised under MIN 97. Members noted that the precept was £15,375 and an increase of 3.2% would be required to match the budget of £15,870. Members compared other parish precepts and noted that last year's band D tax base was 776 properties. **MIN 114** Members RESOLVED that the Precept remain at £15,375 with the deficit coming out of the reserves.

Under MIN 97.4 Members resolved to decrease the grant budget to £1,500. To ensure awards are fairly distributed, the grant policy states that grants will not be permitted to exceed 20% of the budget. **MIN 115** It was proposed and RESOLVED that the Goosnargh and Whittingham Festival would be an exception to the above policy as the Parish Council has historically awarded £500 for the road closure and public liability insurance and without this assistance, the event could not be held.

MIN 116 Members considered the 2014/15 requests and RESOLVED to award the following amounts

- a) Goosnargh & Longridge Agricultural Show - £250
- b) Goosnargh & Whittingham Festival - £500
- c) Bowland Mountain Rescue - £200

NOTE NEW CORRESPONDENCE

Members were reminded of the invitation to the Carol Service on the 22nd December.

Members NOTED a letter dated the 3rd December from the Apple Blossom Festival regarding the twinning with the Whittingham Festival.

Members NOTED the LALC newsletter and Annual Report and a joint leaflet from the Police and Preston City Council containing information about dog welfare.

Members expressed their surprise that the housing application opposite the Ryans building had been approved on delegated authority. The Clerk was requested to circulate the officer report / decision notice.

Cllr Huggon, Hall and Lewis stated they may be available to assist with the removal and disposal of the Christmas Tree at Beacon Drive on Sunday the 5th January.

DATE OF NEXT MEETING

The next meeting is scheduled for **Monday 13th January 2014 at 7.00pm.**