

## WOODPLUMPTON PARISH COUNCIL

### MINUTES OF THE MEETING HELD AT WOODPLUMPTON PARISH ROOMS REAR OF ST ANNES CHURCH, WOODPLUMPTON

on MONDAY 15<sup>TH</sup> Jan 2018 at 7.00pm.

**117 PRESENT:** Chairman Cllr M Greaves  
Councillors Cllr B Dalglish  
Cllr M Entwistle, Cllr P Entwistle  
Cllr B Probin Cllr M Stewart  
Cllr S Yates

25 members of the public.

**118 APOLOGIES** Members were advised regarding the requirement to formally approve a period of absence for Cllr Morgan. In light of the personal message received regarding the apology, it was **resolved** to defer the matter to the end of the meeting.

#### **119 APPROVAL OF THE MINUTES**

It was **resolved** that the Minutes of the Council meeting, held on 20<sup>th</sup> Nov 2017 (circulated on the 27<sup>th</sup> November) were agreed as a true record.

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

As property owners in the Parish, Members declared a disclosable pecuniary interest regarding the setting of the Precept and submitted a written dispensation to participate and vote in the agenda item. The dispensation was approved by the Clerk under Section 33 of the Localism Act.

Cllr Yates declared a personal interest in the CIL item relating to the Village Hall.

Cllr Barrie Dalglish declared a personal interest in planning application **06/2017/1432** as he lives in close proximity to the development.

#### **121 PUBLIC PARTICIPATION**

It was **resolved** that the meeting be adjourned for public participation.

Residents advised that they wished to speak in respect of 2 planning applications **06/2017/1249** at Moss House riding stables, Bay Horse Lane, Catforth and **06/2017/1432** at Plumpton Field.

Comments in respect of the application details were noted and have been included in the Parish Council's representations to the applications. Concerns were expressed that neighbour notification letters were not being sent out and the Clerk was requested to contact the City Council to establish the protocol for issuing letters.

#### **122 PLANNING APPLICATIONS – TO NOTE**

At the November meeting, Members queried why the City Council had not taken action in relation to developments taking place without planning permission. Members **noted** that the City Council has replied that their Enforcement Plan makes it clear that it is *usually inappropriate to take formal enforcement action against a planning breach which causes no significant harm.*

The officer appreciates that the Parish Council may not agree with the views of the City Council in relation to the harm caused, but in respect of the boundary wall and gates at Bedlington Lodge, they remain satisfied that formal enforcement action is not required.

The officer also appreciates that whilst the Parish Council has highlighted concerns about visibility at the site entrance, *in the absence of similar concerns from the County Council as Highway Authority* the Local Planning Authority cannot agree with this view. Based on the reply, Members concluded that it is essential that LCC Highways are made fully aware of any local concerns in respect of planning applications.

As a meeting did not take place in December, Members **noted** the list of planning representations submitted by the Clerk under Standing Order 40 - Delegated Authority.

## 123 PLANNING APPLICATIONS – TO DETERMINE

**Note** - Members are advised prior to the meeting that planning applications can be viewed at [www.preston.gov.uk](http://www.preston.gov.uk)

**06/2017/1249** 4no. dwellings following demolition of 2no. dwellings and stables at Moss House Riding Stables, Bay Horse Lane, Catforth.

In general, the Parish Council is opposed to the erection of new dwellings in the open countryside, however, when considering the application in November, based on the officer's description, the accompanying site plan and the photographs (which show the stables and outbuildings in a dilapidated state) Members considered the application as 'development on previously developed land'. Based on this assessment, Members raised no objection to the proposal as it would bring the site back in to use and the courtyard layout was considered to be sympathetic to barn conversions and other developments in the countryside which are permitted on previously developed land.

Since making the above comments, the Parish Council has received correspondence from several residents objecting to the proposal and various concerns were also expressed during the public participation section of the meeting.

It was stated that the property is actually a single dwelling occupied by one family and the stables / business use was not as intensive as the application implies. In light of these inconsistencies and the local knowledge provided by residents, Members reconsidered the application as 'development in the open countryside'.

**MIN 123a** Members **resolved to oppose** the application based on the following points Core Strategy Policy 1 (f) states that in areas of open countryside, development will typically be small scale<sup>1</sup>, limited to appropriate infilling, conversions of buildings<sup>2</sup> and proposals to meet local need<sup>3</sup>. The Central Lancashire Rural Development SPD also states that proposals for replacement dwellings in the open countryside which have an increase of over 50% of the volume of the original building<sup>4</sup> will not be considered favourably.

- 1) Given that one family is living in the existing dwelling, an increase to 4 dwellings is not considered to be small scale in relation to the site
- 2) The Planning Statement confirms that conversion of the outbuildings is not an option
- 3) Members question the need for 4no 4 bed properties in the open countryside, outside of any settlement when 4 bed properties are being provided in NW Preston.
- 4) Regardless of whether it has been subdivided internally, the original building is a detached farmhouse and if the proposal is assessed as a replacement dwelling it will exceed the original volume by significantly more than 50%

Members were of the opinion that traffic would have been generated by visitors travelling to and from the stables, however residents have assured the Parish Council that the business use was small scale and infrequent. Notwithstanding this, traffic would have simply travelled to and from the site to attend to the horses.

As the development has parking for 16 cars, residents believe the traffic will intensify and as the proposal is for 4 properties, it is assumed that the number of pedestrians, joggers and dog walkers will also increase. As the site is accessed by a narrow, rural road with one passing place, soft verges and no footpaths, the proposal is considered to be contrary to Policy ST2 of the Local Plan.

**06/2017/1432** Outline application for 18no. dwellings (access applied for only) on land east of Plumpton Field, Preston

**MIN 123b** Members **resolved to strongly oppose** the application based on concerns that it contravenes numerous policies in the Local Development Framework.

A full copy of the objection letter including details of the policies is attached to the Minutes and is included on the Parish Council website.

**06/2017/1229** Outline application for 14 detached dwellings and garages to serve existing farmhouse and barn, new vehicle access at Lawton House Farm, Bartle Lane Members noted that the application is in the NW Preston Strategic Location and should comply with Policy MD2 of the Local Plan which states proposals should provide or financially support the provision of, the following key infrastructure:-

- An East-West Link Road providing a connection from the Preston Western Distributor Road in the west to Lightfoot Lane in the east
  - A comprehensive package of on and off site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport
- Members stated that this is an isolated site, located well north of the proposed E-W link road which will provide connectivity and access to the services and sustainable transport choices in NW Preston. Until that road is built, the application is considered to be extremely isolated and the occupants will be car dependent with traffic exiting on to a bend on Bartle Lane which is contrary to the NW Preston Master Plan which includes a key requirement for applications to avoid additional traffic using existing rural roads. Members noted that it will be at least 2 years before the E-W link road is completed and with this in mind, Members feel there should be a S106 agreement confirming how the applicant will mitigate the impact of the development on Bartle Lane as this is a country lane with no footpaths.

**MIN123c** Members **resolved to object** to the application on the basis that the E-W link road is inaccessible and there are no transport measures to mitigate the impact of the development. .

**06/2017/1252** 53no. dwellings and associated works at Connemara, Lightfoot Green Lane, Fulwood,

Members noted that the site has reserved matters approval **06/2015/0546** for the construction of 125 homes, however, the northern section is being re-planned. Due to the alterations in the northern section, application **06/2017/1252** has been submitted to re-plan 53 of the 125 homes already approved - a separate application **06/2017/1038** has been submitted to add a further 12 homes to the site, taking the combined total to 137 properties.

**MIN 123d** Members **resolved to raise no objection** to either application, providing the increase does not affect 35% affordability criteria

**06/2017/1384** Reserved matters application (namely appearance, landscaping, layout and scale) pursuant to outline planning application 06/2011/0473 for 245 dwellings at Haydock Grange, Hoyles Lane, Preston.

Members noted that the site already has outline approval and whilst no specific objections were raised in relation to the appearance, landscaping and scale, concerns were expressed that the outline application includes retail outlets which have not been carried forward in the above proposal.

Members also noted that there are various S106 obligations in relation to the site and they requested that progress is checked on these, before approval is given to stage two. An update was also requested on the new sewer works which United Utilities referred to following concerns about sewer flooding on Hoyles Lane.

**MIN123e** Members **resolved to object** to the application as it is not in accordance with the outline consent.

**06/2017/1385** 20no. dwellings with associated landscaping and works at Haydock Grange, Hoyles Lane, Preston.

Members were informed that this is a 'stand-alone' application for 20 dwellings on the plot of land that would have contained the retail units

**MIN123f** Members **resolved to strongly oppose** the increase in housing on the grounds that NW Preston requires shops and services and will become unsustainable and car dependent if these are not provided. Members acknowledge that the application states that these services will be provided as part of the NW Preston Masterplan and request clarity on how and when they will be delivered.

**06/2017/1419** Raising of existing roof height by 450mm, an amendment to planning permission 06/2017/0143 at Lower Hill House Farm, Eaves Lane, Woodplumpton,

**MIN 123g** Members **resolved** to leave to planning

**06/2017/1435** Outline planning application for up to 175no. dwellings and new access from Tabley Lane (access applied for only) at Land at Tabley Lane, Preston,

The site lies within the NW Preston strategic location but the sole access will be to and from Tabley Lane. The NW Preston Master Plan confirms that applications seeking vehicular access to existing lanes will not be supported and Members noted that a previous application 06/2016/0552 was refused and an appeal against the refusal had been withdrawn.

Members noted that the developer has stated that the sole access is being proposed from Tabley Lane due to 'a lack of co-operation from developers to the south of the site'. The developer feels that it is perverse and prejudicial to refuse his application due to the lack of co-operation from others. Members stated that developers have a responsibility to co-operate and put forward proposals for the benefit of the whole location, and it would be equally perverse to approve this application which is contrary to the NW Preston Masterplan and will have a significant impact on Tabley Lane.

**MIN123h** Members **resolved to oppose** the application on the grounds that the site is premature with no confirmed connectivity to other sites or the E-W link road which will result in a significant increase in traffic on Tabley Lane which is contrary to the aspirations of the NW Preston MasterPlan.

**06/2017/1455** Two storey side extension following demolition of conservatory at Fern Leigh, Lewth Lane, Catforth

Members noted that whilst the application complies with the Rural Development SPD regarding the increase in volume, the application will alter the frontage of the property.

**MIN 123i** Members **resolved to raise no objections** as the property is set back from Lewth Lane.

**06/2018/0007** 1no. dwelling at Paradise House, Moorside Lane, Woodplumpton, In general the Parish Council is opposed to new dwellings in the open countryside when demand can be met from the NW Preston strategic location, however the application appears to be compliant with Core Strategy Policy 1 (f) and Policy EN1 of the Local Plan in that it is considered to be an infill plot.

**MIN123j** Members **resolved to leave to planning**

## **124 CIL ANNUAL REPORT AND UPDATE ON CIL ITEMS**

Under MIN 90 Members had requested that the newly appointed NW Preston Liaison Officer attend the January meeting to discuss progress on applications in NW Preston, however in view of the complexity and number of planning applications on the Agenda, the Clerk postponed the invitation until the February meeting.

In light of the above, Members **resolved** to defer the update on CIL items but **noted** that LCC will be meeting the Chairman and Clerk on Weds 17<sup>th</sup> Jan to present sketch plans and costings for the proposed traffic calming measures across the Parish.

## **125 2018 / 2019 BUDGET AND PRECEPT SUBMISSION**

In November, Members were asked to consider the draft budget estimate which detailed the projected end of year balances and estimated costs of projects for the forthcoming year. Members suggested that the Precept should remain at £26,375 and the Clerk was requested to amend the submission to reflect Member's comments. Members considered the revised Budget submission and **resolved** to approve the budget headings with a precept of £26,375.

## **126 FINANCIAL STATEMENT**

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

## **127 REVIEW OF 3<sup>rd</sup> QUARTER ACCOUNTS 2017 / 2018**

Members considered the expenditure against the budgeted items following the completion of the 3<sup>rd</sup> Quarter April – December and **resolved** that no virements were required.

## **128 SLCC MEMBERSHIP**

Members **resolved** to renew the Clerk's membership to the Society of Local Council Clerks. As the Clerk works for 2 Parishes, membership will be shared equally by both Parishes at £82.50 each. Members **noted** that the amount does not include a £30 union subscription which will be paid personally by the Clerk.

## 129 GENERAL DATA PROTECTION REGULATIONS

Members noted that new Regulations come into force in May 2018 and **resolved** that the Clerk attends a training course being organised by the SLCC at a cost of £20. The cost will be shared equally with Whittingham Parish. The Clerk will claim the £10 back through the Clerk's expenses

## 130 ACCOUNTS FOR PAYMENT

Members noted and **approved** the following accounts already paid in accordance with standing order 28 (b) & (c)

CCTV camera	£253.01	<b>BACS</b>
Postage of Dec Newsletter	£490.00	<b>BACS</b>
Envelopes for Parish newsletter	£68.97	<b>BACS</b>
Clerks Dec Salary	£1,004.16	<b>BACS</b>
HMRC PAYE	£104.20	CQ1247
PCC Printing of the Dec Newsletter	£111.50	CQ1248
Barry Hill Lengthsman duties	£705.00	CQ1249
PROW concrete mix for signposts	£31.22	CQ1250
HMRC N Ins employer	£59.81	CQ1251

Members **noted** the approved direct debit payments to Easy websites and Nest pension. Members **resolved** to approve the following accounts for payment

Clerks Jan Salary	£1004.16	BACS
HMRC PAYE	£104.20	CQ1252
HMRC N Ins employer	£59.81	CQ1253
Quarterly expenses Oct – Dec inc SLCC	£55.97	BACS
SLCC payment	£82.50	CQ1254

## 131 COUNTY COUNCIL BUDGET PROPOSALS

Members **noted** the County Council budget proposals for 2018/19 which were circulated in 3 "Money Matters" Cabinet reports. Members also **noted** the Police and Crime Commissioner Consultation regarding funding for 2018/19 which was circulated by the Clerk on the 5<sup>th</sup> Jan.

Members were informed that Grimsargh Parish Council had been advised that the rural 4x4 police vehicle was being withdrawn leaving the police with no vehicle. Members expressed concerns that officers would be required to use their own vehicles and if a suspect needed apprehending, officers would have to detain him until a car could be relocated to the area. Members considered this to be totally unsatisfactory and may lead to an increase in crime in the rural area. Members **resolved** that the Clerk expresses the Council's concerns and requests an explanation from Chief Inspector Clegg and the Police and Crime Commissioner.

## 132 NEIGHBOURHOOD PLAN UPDATE

Photographs were submitted for Areas 2 and 3. Members were requested to supply the remaining photographs as soon as possible. Members **resolved** that a meeting would take place with the consultant on Monday 29<sup>th</sup> January at 7.00pm in Woodplumpton Parish Rooms.

## 133 BUCKINGHAM PALACE GARDEN PARTY

In recognition of past service, Members **resolved** to nominate Cllr Probin to be entered into a ballot to attend a Garden Party at Buckingham Palace in June.

#### **134 DEFERRED ITEM REGARDING APOLOGIES**

Under S85 (1) of the Local Government Act 1972, Members are required to formally approve a period of absence for any Member who has failed to attend for six consecutive months.

Members considered an apology from Cllr Morgan and **resolved** to approve the 6 months absence to date, along with a further extension of 1 month. Under the above resolution, Councillor Morgan will be required to attend the 19th February meeting.

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

The next meeting of the Parish Council is scheduled for **Monday 19<sup>th</sup> February 2018** at 7.00pm at Catforth Primary School.