

**WOODPLUMPTON PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD**  
**AT WOODPLUMPTON PARISH ROOMS,**  
**REAR OF ST ANNE'S CHURCH, WOODPLUMPTON**

**on MONDAY 16<sup>th</sup> June 2014 at 7.00pm.**

- 19 PRESENT:** Chairman P Entwistle  
Councillors M Entwistle and M Stewart

3 members of the public

- 20 APOLOGIES** Cllrs S Morgan, B Dalglish, C Singleton, B Probin, (M Greaves)

- 21 APPROVAL OF THE MINUTES** of the meeting on the **19<sup>th</sup> May 2014.**

It was **resolved** that the Minutes be approved and signed as a true record.

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

There were no declarations of interest.

- 23 PUBLIC PARTICIPATION**

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

Members of LLARA (resident group on Lightfoot Lane) expressed their views on the Redrow planning applications. They stated that the applications make no reference to the Master Plan or the Garden City concept of creating community centres, open space or large gardens and they expressed concern that they could set a precedent for other similar applications to be approved. The local lanes are not suitable for the amount of development and it was queried whether the distributor road is sited sensibly for the area. Traffic calming requests have been ignored and the applications propose a 2<sup>nd</sup> access onto Lightfoot Lane which will bring more traffic to the area and completely change the characteristics. LLARA have requested a road safety assessment to consider the impact on the Guild Wheel but this has not been seen. LLARA expressed their frustration that they felt passed from pillar to post in their efforts to raise their concerns with the planning department and LCC.

Members discussed how they could help with this and comments are recorded under the agenda items. It was **resolved** that the meeting be reconvened.

- 24 CONSULTATION ON PRESTON WEST DISTRIBUTOR AND E-W SPINE ROAD**

Members stated that the proposed PWDR followed a sensible route and did not appear too disruptive to residents. Members noted that Bartle Lane will be raised and will form a bridge over the PWDR. Members **resolved** to reply to the consultation by stating that they hoped construction would start at the M55 end first (running North to South) allowing access to the East-West road which will be completed first.

With regard to the East-West spine road which forms part of the NW Preston Master Plan, Members reiterated previous comments that planners need to take a 'helicopter view' of the whole area to ensure that development (housing and roads) concurs with the master plan. Members asked '*why prepare a master plan if the supporting proposals from developers and LCC appear to indicate they will 'do what they want'.*

With regard to the planning applications below, Members expressed concerns that developers appear to be submitting applications with the East - West road more weighted towards *their* requirements rather than the route specified in the above consultation. Concerns were expressed that this would not be addressed by the City Council as it is in the Council's interests to let the development go ahead as the new housing will generate additional income for the Council.

Members requested that those responsible for approving the Master Plan should be invited to attend a meeting with the Parish Council to discuss how to make the Master Plan happen when there is a conflict with the above points.

Members **resolved** that the Clerk take these matters forward with the appropriate decision makers.

## 25 PLANNING APPLICATIONS

Members are advised prior to the meeting that planning applications can be viewed at [www.preston.gov.uk](http://www.preston.gov.uk). Members made representations on the following applications

**06/2014/0409** conversion of barn to private dwelling at Lewth Lodge, Cinder Lane Catforth. Members **resolved** to leave to planning.

**06/2014/0351** Construction of the East-West link road and main roads including a new access to Lightfoot Lane, structural landscaping, surface water drainage attenuation ponds and area of public open space including a play area across the site with outline planning permission 06/2012/0822 at Lightfoot Lane, Higher Bartle.

**06/2014/0352** Variation of conditions nos. 15, 18, 20, 21 and 26 attached to outline planning permission 06/2012/0822 to enable the phased discharge of conditions (to accord with the phasing of development) and to enable the submission of an alternative foul drainage solution at Lightfoot Lane, Higher Bartle

Members noted that the applications relate to the infrastructure across the Redrow site and include part of the E-W spine road. Members objected to the original outline application on the grounds that it was premature because a Master Plan had not been agreed for the whole area. Since the outline was approved, the Master Plan has been agreed and includes an indicative route for the E – W road. LCC are currently consulting on that route. Members expressed concern that if the detailed planning applications are granted, the road proposed by Redrow may not marry up with the final route proposed by LCC. Members reiterated previous concerns that the development is premature until the whole of the E-W road has been formulated and built.

Notwithstanding the above, Members considered the proposed phasing of the development. They raised no objections to phase 1a which uses the approved eastern access but expressed concerns regarding phase 1b which proposes an additional access from Lightfoot Lane. It was noted that this access *is required to avoid conflict and delays with the roundabout being delivered by the adjacent Taylor Wimpey site*. Members feel the more logical approach to development would be to complete phase 1a and then progress to phase 2. This will bring forward the E-W spine road which can be used to access phase 1b at a later stage.

Restricting development to the eastern side of the site will also ease congestion to the west as construction traffic will already be using Tabley Lane and Hoyles Lane to commence construction on Haydock Grange.

It is noted that United Utilities has completed a hydraulic analysis of the foul water system and has stated *that there is capacity for 330 dwellings and as such there is no longer a requirement to provide an off site foul water connection point*.

Members believe that this approach reflects that developers are still considering their sites in isolation and are not considering the wider Master Plan requirements. 5000 homes will need a new sewage system and developers should be taking this into account by constructing / paying for a portion of the costs across the whole area.

Based on the above points, Members **resolved** to object to the above applications.

**06/2014/0353** Reserved matters application pursuant to outline planning application (06/2014/0352) proposing the layout, scale, appearance and landscaping for the erection of 20no. dwellings (Phase 1A) Lightfoot Lane, Higher Bartle

Members **resolved** that they had no objections to the design of the properties however in terms of the layout, Members expressed concerns that the road will be a main access route for the E/W spine road and concerns were expressed that cars may reverse from drives on to the main road. Whilst this is an accepted design in many existing areas, Members questioned whether this complies with the garden city principle.

**06/2014/0354** Reserved matters application pursuant to outline planning application (06/2014/0352) proposing details of the western vehicular access, layout, scale, appearance and landscaping for the erection of 71no. dwellings (Phase 1B) Lightfoot Lane, Higher Bartle

Members expressed concern regarding the inclusion of this site as phase 1b in application **06/2014/0352** above and on this basis members **resolved** to oppose the application. Members feel that the primary access should be via the Tabley Lane roundabout as agreed in the outline application and if this can not be facilitated, earlier phases should be brought forward rather than applying for an additional access which is considered too close to the Hoyles Lane / Tabley lane crossroads.

Members note that highways are supportive of the new access proposal *with a view to providing the option to close the link through to the Tabley Lane / Hoyles Lane junction*. If the application is approved, Members requested that a condition should be added to the consent to provide some clarity and confirmation of that intention in the future.

**26 CONSULTATION ON WOODPLUMPTON POST OFFICE**

Members recalled that representatives from the Post Office attended the May Annual Parish Meeting and gave an update regarding the closure of Woodplumpton Post Office and the proposal to introduce a hosted outreach service which will operate from The Wheatsheaf. Members **resolved** to respond to the consultation by stating they were fully supportive of the proposal. If the proposal is taken forward, Members will consider how best to promote the venture in terms of additional publicity.

**27 FINANCIAL STATEMENT**

The Chairman confirmed that the accounts and bank statements reconciled.

**28 INSURANCE**

Members **resolved** to renew the insurance with AON at a cost of £328.95.

**29 WOODPLUMPTON WAR MEMORIAL**

Members **resolved** to approve the payment of £2665.57 for the cleaning of the war memorial subject to confirmation that the works had been completed.

**30 ACCOUNTS FOR PAYMENT**

Members **resolved** to approve the following accounts for payment

Clerk's June Salary	£647.16	CQ 1015
Lengthsman Contract wk 19 - 22	£352.50	CQ 1016
Transfer to Community Garden	£1500.00	CQ 1017

**31 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held on **Monday 21<sup>st</sup> July 2014** at 7.00pm in **Catforth primary School, School Lane, Catforth.**

### **COMMUNITY GARDEN**

The Parish Council acts as Trustees for the Community Garden but as decisions are required to be made by the Trustees not the Parish Council the Minutes must be recorded separately.

Acting as Trustees, Members noted that the accounts and annual charity return have been completed for 2013 / 2014.

The Trustees noted that the Parish Council has transferred £1,500 to the garden to cover the maintenance and water costs. The Trustees confirmed that they will continue with the existing maintenance arrangements on the basis that the garden is being maintained to a high standard by a local contractor with work only being charged as and when necessary.

The Trustees noted a solicitor's letter relating to Woodplumpton and Catholic Youth Club and requested that the Clerk initially checks that the letter relates to Woodplumpton & Catforth District Youth Club.

The Clerk was also requested to check the existing lease and if possible assist the solicitors with their enquiries.