



Woodplumpton Parish Council

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23rd October 2020

Dear Sir

These are the comments from Woodplumpton Parish Council in respect of planning application **06/2020/0966** for the erection of a local centre including flexible floorspace (Use Class E), drinking establishments (sui generis) hot food takeaways (sui generis), medical centre (Class E(e), public house (sui generis) with hotel accommodation (Class C1), and retirement apartments (Class C2) with all matters reserved on land to the west of Sandy Lane.

Woodplumpton Parish Council notes that the application site already has full planning permission for 213 dwellings under application **06/2017/0366** and the proposal would mean that community amenities will be built **instead** of 72 of the approved dwellings.

Access would be taken from the East-West link road with pedestrian access only from Sandy Lane. The buildings would range from single storey to 3 storey with the exact detail being submitted under a reserved matters application - should the outline application be approved. The application has been submitted with a Parking and Access arrangement plan which states the number of parking spaces comply with the Adopted Local Plan – but it must be said that the spaces seem very few in number for the facilities proposed.

Members note that 141 houses are still proposed on land north of Ashbridge nursery and the East-West link road as part of the existing planning permission – however, as these have not yet been built, new residents moving in to the area will be aware that the homes will be adjacent to the proposed community facilities.

In principle, Members had no objection to the construction of the retirement homes, medical centre and Class E units - based on the Sept 2020 use classes amendment (*which covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure)*) - however Members **resolved** to object to the drive through and family pub - with 180 covers and 46 bedroomed living accommodation above - on the grounds that the applicant has not included a business plan to illustrate that there is sufficient need for these facilities without detracting from existing and newly established businesses such as local pubs, Bartle Hall and Maxy House Pantry.

Furthermore, as stated above, the site remains part of a wider housing development and as the hotel business would be open at unsocial hours, it could cause an increase in traffic, noise and disturbance in the wider area as guests travel to and from the facility.

When considering the proposed hot food take away, attention is drawn to Policy WB3 of the Adopted Local Plan as a secondary school is proposed across the road from the site.

Regards

Mrs Julie Buttle
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