

Barnacre-with-Bonds Parish Council

MINUTES

Of the Extra Ordinary meeting which took place on Thursday 19th August in Barnacre Memorial Hall.

Draft version for approval at the meeting scheduled to take place on Wednesday 15th September

1. **Present:**

Councillors Commander (Chair), Fennell, Forshaw, Gorst, Howell, Marsh & 16 members of the public.

Apologies:

Councillor Ibison.

2. **Declaration of interests**

None to report.

3. The meeting was adjourned at 7:31pm for a period of public discussion. 16 members of the public were present.

Mr Paul Osborn conveyed his thanks to the Parish Council for convening the Extra Ordinary Meeting, to Wyre Councillor Ibison for calling in the application so that it is determined by the Wyre Planning Committee and to members of the action group for all their help and support. Mr Osborn requested the thanks be formally recorded.

Several members of the public spoke raising many issues with regards to the planning application 21/00891/OUT for 9 dwellings on Castle Lane, Bonds expressing unanimous objection.

It was acknowledged that Lancashire County Council Highway's response to the consultation had yet to be posted onto the planning portal.

Many topics of objection were discussed including how the Wyre Local Plan had been interpreted by developers. Discussions around flooding and how the development would exacerbate the existing flooding situation in the area. There was also comment that several previously submitted planning applications in the vicinity of the proposed development and adjacent to Castle Lane had been rejected. Application (19/00811) had been rejected, with flooding given as the primary reason. During recent bad weather Castle Lane has flooded around the entrance to St Marys and Michaels Primary School. The River Wyre and Greenhalgh Castle Brook are already under extreme pressure during wet weather.

Concerns over the management of a proposed surface water attenuation pond were raised. There was mention of the applicant's highways survey being inadequate and it was contended that this was the reason for it not being included within the applicant's planning application. A member of the public who was present advised that she has put in a Freedom of Information Request (FOI) for a copy of the pre application highway report which may not be provided to her until the 09.09.21 as Wyre Council have 20 days to respond. This will be after the consultation end date and was a concern as the resident considered that a further survey would be appropriate when the school was open.

Breach of The Equalities Act was brought into the discussion; with no footpaths in Castle Lane access to Garstang would not be safe and any additional traffic will increase the risk of injury to pedestrians. This will create a less safe environment for less able members of the local community. The lane is also used by walkers to access local countryside walks.

Lancashire County Council Highways consultation responses to the Draft Wyre Local Plan in December 2017 advised that Castle Lane would require significant widening to provide safe access to any potential development and as this was not readily available development was not viable.

Signed

Chair

Date

A few present referred to traffic sensors on the lane which were placed there several months ago during lockdown when traffic was visibly reduced. Investigations had not found the clear reason for the sensors but could have been linked to this application.

A question was raised about photographic evidence and if it would be beneficial to the objection, Parish Councillors advised it would not harm the objection by submitting photographs.

Huge concern over timings of the application; summer holiday period and the school being closed were raised. There was a Governor from St Mary & St Michaels primary school present who confirmed that the head and Governors were aware of the application and will write to express its concerns over the planning application. There is a flooding issue within the boundary of the school grounds and any additional properties adjacent to the school will exasperate the problem. The school is expecting larger intakes in the years to come that will result in more traffic and impact on the safety of the children which is a huge concern. Section 106 funding was touched upon if the development was to be permitted, and the school would be interested to learn more about how this funding is applied to assist with a solution to the flooding. This would help to ensure that children attending the school were able to make full use of the school's grounds.

The issue around congestion was raised; there are few passing places on the Lane currently and access for emergency and delivery vehicles was a concern. The development would bring with it additional vehicles making access in and out extremely difficult. There are already problems at school drop off and pick up times. The development would also bring many large building vehicles to add to the congestion. The plan shows that two passing places on the lane would be removed to accommodate a 1.8m stretch of pavement and that is another concern.

Heritage statement – The Lane forms part of a historic area. Historic mapping confirms that there have been very few changes made to the lane overtime and it should be noted that the site is in close proximity to Greenhalgh Castle, Bonds Fold Farm listed buildings and St Mary & St Michael's Catholic Church. No acknowledgement has been given within the planning statement to these historic sites.

Drainage, wildlife protection and the site ecology were also of great concern.

The meeting reconvened at 8:10pm.

4. **Planning Application 21/00891/OUT – Outline planning application for the erection of up to 9 dwellings with access off Castle Lane (all other matters reserved)**

The planning application was discussed. Several Councillors had reviewed the application in detail prior to the meeting and the initial list of reasons for objecting to the application were agreed.

Councillors also considered the many issues raised by residents during the adjournment. **It was resolved that the Parish Council would submit an objection with the following reasons:**

The proposed location for this new development is a greenfield site which has not been designated for development within the adopted Wyre Local Plan (2019 – 2030). It has open aspects and lies at the very edge of the Bonds settlement area and development at this location will damage its intrinsic open and rural character. The Local Plan seeks to prevent development within the countryside to minimise its impact and protect the green environment.

SignedChair

Date

Within the Applicant's planning statement, they have provided their interpretation of the Wyre Housing Land Supply Position and have stated that there is an under supply of available development land. Wyre Council's Five-year housing land supply position report completed in October 2020 demonstrates a deliverable housing land supply position of 5.9 years. The council noted that in the Planning Inspector's report on this supply position individual sites had been considered against the definition of deliverable as set out in the NPPF and in doing so sets out a deliverable housing supply of 3,121 units. Even if Wyre Council accepts the inspector's conclusions in full, there would be a housing land supply position of a minimum 5.2 years (with a 5% buffer). Therefore, sufficient sites within the Borough have already been identified for housing to meet the Borough's full objectively assessed needs for housing over the next 5 years without the addition of this site.

The Parish Council is aware that Wyre Council can consider small windfall sites (unallocated) for development to support the Council's overall housing strategy. This is a greenfield site located adjacent to open countryside so any development will have a significant impact on its rural characteristics. Together with its difficult restricted access it cannot be realistically considered a viable windfall site.

The proposed access to this development is from Castle Lane which is a single carriageway road with no footpaths and any increase in traffic using it will have a major impact on road safety.

The access to this development is in close proximity to the entrance of St Mary and St Michaels Primary School and Hummingbirds Nursery so additional traffic associated with this development will add to the congestion in an already difficult area where vehicles and pedestrians mix on a small section of narrow road. This development will significantly increase traffic on Castle Lane as large service vehicles such as refuse and recycling lorries, delivery vans etc will need to transit this narrow lane to access the site.

The area of Castle Lane adjacent to the school and nursery entrance is extremely busy at the beginning and end of the school day and any additional traffic on Castle Lane will only give rise to further highway safety issues. There is concern for the safety of children, parents and staff who attend this school and for all members of the local community who use this road.

Castle Lane is a single-track road with no footpaths and is also used extensively by the wider community for recreational activities such as walking and cycling. It provides access to a series of footpaths (FP15, 16, 17 and 18) that provide access to the wider countryside within Barnacre and the Bowland Fells. So, consideration needs to be given to protecting the safety of all pedestrians using this road and limit any increase in hazards and risks.

SignedChair

Date

The planning statement for the development contains very limited details on its impact to the local highway network or the actual access to the site and no traffic survey data is provided. No mention is made to the close proximity of St Mary and St Michaels Primary School and Hummingbirds Nursery and the impact this development will have on the local highway infrastructure and those using it. Lancashire County Council Highways consultation responses to the Draft Wyre Local Plan in December 2017 (Appendix 17 - Statement of Consultation) included the following comments in section 4:

4.3.2 Castle Lane is a single track road and rural in nature. The existing highway limits are such that additional land adjoining the highway would be required in order to provide a suitable means of access, i.e., requires significant widening to provide safe access for all highway users, especially pedestrian. The additional land requirements needed to deliver a suitable means of access raise questions on viability and deliverability of this site.

4.3.3 A significant highway concern is that Castle Lane provides access to a local primary school.

Clearly the access to this development via Castle Lane has already been identified as a major safety issue.

The applicant's planning statement does not include an impact assessment, and this should be provided if a development changes or effects a publicly owned amenity to ensure Wyre Planning can ensure that the Equality Act is not compromised. Any increase in traffic will increase the risk of injury to pedestrians. The risk will be significantly greater for any less able or older person now living on or adjacent to Castle Lane and would restrict their ability to safely access the amenities in Garstang. This would remove their personal independence which is a main pillar of all disability, equality and human rights acts.

The Parish Council would contend that this development does breach the Equality Act as there will be an increase in traffic on a public single track lane with no footpaths where the road is used by both vehicles and pedestrians. Any additional traffic will increase the risk of injury to pedestrians and create a less safe environment for less able members of the local community.

The Parish Council considers that this development will have an unacceptable impact on the local highway network and the safety of members of our local community.

Signed

Chair

Date

The proposed site is within a short distance from two listed buildings, Bonds Fold Farmhouse and Greenhalgh Cottage and a Scheduled Monument, Greenhalgh Castle. It is also close to St Mary's and Michael's Church which is recorded in the National Heritage List for England as a designated Grade II listed building.

The applicant has not acknowledged this or provided a heritage statement within the application. The Parish Council consider that development at this location will have a detrimental effect on these important historic buildings.

The Parish Council has noted that the Environment Agency indicative flood map identifies this site as being partially within Flood Zone 1 and 2. Whilst the development is proposed within the area of the site which is designated Flood Zone 1 local residents have advised the Parish Council that this site is subject to flooding. There are also flooding issues to the north of the site in a wooded area located between St Mary & Michael's school playground and the sports playing field and this surface water outfalls onto this site. There is concern that this development will cause this surface water to be diverted to nearby properties resulting in flooding.

The Environment Agency within their consultation identify Greenhalgh Castle Brook (adjacent to Castle Lane and north of the site) as being designated a main river and therefore the applicant needs to consider the regulations relating to proximity of development adjacent to a main river course. There is no adopted sewer within Castle Lane it is therefore reasonable to assume that this watercourse carries most of the surface water runoff for the surrounding area. The Parish Council is concerned that the proposed surface water attenuation pond may give rise to flooding issues particularly if it discharges into Greenhalgh Castle Brook. The drainage system for the wider area should be investigated prior to determination of this planning application to establish if development on this site could create a flood risk either on the site itself or on adjacent land.

The applicant has not provided any information on the biodiversity of the site and the protection of wildlife, birds and hedges. This development is within a rural area in open countryside and details should be provided on how the applicant intends to protect this site's rural aspects and ecology.

The Parish Council is concerned that existing community services (schools, doctors, dentists etc.) within the Greater Garstang area are unable to accommodate the additional demands being placed on them by the substantial continued development that is taking place in the area. The Parish Council is not aware of any proposals to expand these services and provide additional resources to accommodate for significant increases in population. The Parish Council is aware from previous local planning applications that both the primary and secondary schools in the area will be oversubscribed within the next 5 years.

The Parish Council wishes to bring to Wyre Planning's attention that there is significant local objection to this development proceeding with 120 objections posted on the Planning Portal. The Parish Council have held an Extraordinary Parish Council Meeting to consult with residents and members of the local community to gain their opinions on this proposed development.

SignedChair

Date

Lancashire County Council Highways consultation comments are yet to be posted on the planning portal, so the Parish Council wishes to reserve the right to comment on these once they become available.

- 5. **Note date for next meeting**
Wednesday 15th September 2021.

SignedChair

Date