

Barnacre-with-Bonds Parish Council

MINUTES

Of the Extra Ordinary meeting which took place on Thursday 25th August in Barnacre Memorial Hall.

1. **Present:**

Councillors Fennell, Forshaw (Chair), Howell, Ibison, Marsh & 11 members of the public (including LCC Councillor Shaun Turner).

Apologies:

Councillors Commander & Gorst.

2. **Declaration of interests**

None to report.

3. The meeting was adjourned at 7:34pm for a period of public discussion.

The planning application was discussed and concerns raised.

Meeting reconvened at 8:50pm.

4. **Planning application 22/00669/OUT**

Outline application for the erection of up to 9 dwellings with access off Castle Lane (all other matters reserved) @ Land Off Castle Lane, Barnacre-with-Bonds. This application was discussed, and **it was resolved that comments from the Parish Council, incorporating those of residents would be sent to Wyre Council Planning Dept and that a letter would be sent to Lancashire County Council (LCC) Highways Department. The letter to LCC should bring LCCs Highways' attention to the fact that major accident occurred at the junction of Castle Lane and Bonds Lane on 8 July 2022 at 16.30 resulting in police, fire service, ambulance and air ambulance to be in attendance to what was a serious incident. The LCC Highways consultee response does not appear to reference this accident. It only considers a two-vehicle collision which resulted in slight injury which occurred some time ago and was referenced in your response to the previous planning application (reference no: 21/00891/OUT) for this site.**

The impact of this accident on the local road network was significant with roads in the area closed for 3 hours resulting in no access to Garstang from the south. In addition, the staff at St Mary's and Michaels Primary School were unable to leave the school to travel home until 21.30. Also access and egress to residential properties located in Castle Lane was severely restricted. Request that LCC Highways review their consultee response taking this accident into consideration.

To Wyre planning:

The Parish Council provided Wyre Planning with its observations on the previous planning application ref: 21/00891/OUT and on the basis of these observations registered on objection to this planning application. Many of the observations are still valid in relation to the resubmission of this planning application and for ease of reference they are to be included with further comments:

Signed.....Date

The proposed location for this new development is a greenfield site which is located within the settlement boundary of Garstang and Bonds and falls within Local Plan Development Strategy SP1. However, it has not been identified or 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.

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. This statement has not been updated following the review of Wyre Council's Housing Implementation Strategy (HIS) in September 2021 which forms part of the Wyre Local Plan 2011 to 2031 and details the five-year housing land supply position. This review indicates that from 1st April 2021 there is a five year supply of deliverable housing sites to construct 3850 dwellings and demonstrates a deliverable housing land supply position of 6.4 years. Therefore, sufficient sites within the Borough have already been identify 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.

Castle Lane is also the access point for St Mary & St Michael's Church and access and parking to it is only possible via Castle Lane.

Signed.....Date

The Cornmill Nursing Home is located directly opposite the Castle Lane/Bonds Lane junction with staff, visitors and residents having to negotiate this difficult junction. Additionally, there are two footpaths (Footpath 100 and the Wyre Way) in close proximity to this junction resulting in pedestrians having to cross the road at this point as there is only a footpath on the eastern side of Bonds Lane at this point. This is particularly hazardous as the Castle Lane crossing point is in close proximity to a mini roundabout, bridge summit, and blind bends in both directions.

Bonds Lane is the primary southerly route out of Garstang and is used by not only the general public but a large contingent of children who live in Garstang and attend Garstang Academy who all need to cross this junction.

Advise Wyre Planning that when the farm buildings associated with Greenhalgh Castle Farm were redeveloped into 4 dwellings (planning application 99/00259/Ful) the decision notice required the construction of 7 passing bays on Castle Lane (detailed on drawing 3308/P/004) to allow safe access to the development. The applicant for this proposed development is indicating that one of these bays should be removed as part of access arrangements required for the site. As a result one passing bay is being removed despite the increase in traffic which the current application will bring to Castle Lane. This will clearly increase the danger to the safety of pedestrians, cyclists and vehicle drivers who currently use Castle Lane.

A major accident occurred at the junction of Castle Lane and Bonds Lane on 8 July 2022 at 16.30 resulting in police, fire service, ambulance and air ambulance to be in attendance to what was a serious incident. The impact of this accident on the local road network was significant with roads in the area closed for 3 hours resulting in no access to Garstang from the south. In addition, the staff at St Mary's and Michaels Primary School were unable to leave the school to travel home until 21.30. Access and egress to residential properties located in Castle Lane was also severely restricted. This demonstrates the impact that can result to the local road infrastructure and the disruption that can be caused to local residents and St Mary's and Michaels Primary school by an accident occurring at the Castle Lane and Bonds Lane junction. Additional traffic at this junction will only further exasperate the potential for further incidents of this type at this location.

Also bring to Wyre Planning's attention that the consultee response from Lancashire County Council Highways does not reference this accident. It only considers a two-vehicle collision which resulted in slight injury which occurred some time ago and was referenced in their response to the previous planning application (reference no: 21/00891/OUT) for this site. Request that Wyre Planning consult with Lancashire County Council Highways so that this accident is considered within their consultee response.

Signed.....Date

The Parish Council is concerned for the safety of children, parents and staff who attend this school, nursery, church 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.

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. 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.

So 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.

Signed.....Date

This development breaches 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.

This development will have an unacceptable impact on the local highway network and the safety of members of our local community.

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. 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. There is concern that this development will cause this surface water to be diverted to nearby properties resulting in flooding.

The majority of the site access road lies within the Environment Agency Flood Zone 2 which is a medium risk of flooding. This poses a risk as there is only one way into the site and should a flood occur residents will not be able to access or egress from the site. The plots for proposed properties 1,2,3 and 9 are extremely close to the boundary between Flood Zones 1 and 2 and are likely to be at a high risk of flooding. The applicant has not provided a Flood Risk Assessment or surface water management plans.

The Flood sequential test report indicates that comparator sites have been sought which are equivalent to the whole area of the site. It should be noted that approximately 50% of this site is located in flood zone 2 and has been designated for an attenuation pond and public open space. The search should have included smaller sites equivalent to the area of development within the site that can be connected directly to a surface water sewer system eliminating the need for surface water attenuation.

Signed.....Date

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. The site is within 8 metres to the top of the riverbank of Greenhalgh Castle Brook so the developer will need to provide the Environment Agency with details of the development works they intend to undertake. Additionally, the proximity of the attenuation pond to the development may require flood risk activity permitting if excavations are carried out within 16 metres of the main river.

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.

This development is within a rural area in open countryside and will have a detrimental effect on the ecology, biodiversity of the site and the protection of wildlife, birds and hedges.

Contrary to the applicant's ecology report inform Wyre planning that the Parish Council have been advised that the hedgerow to the north boundary of the site which runs along Castle Lane is an ancient hedge which contains a large number of different species. It is important that this old ecological feature is retained and sections should not be removed to facilitate access to this development site.

There is concern 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. From previous local planning applications that both the primary and secondary schools in the area will be oversubscribed within the next 5 years.

Also bring to Wyre Planning's attention that there is significant local objection to this development proceeding with 130 objections for the first application and to date 131 objections for this application 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.

5. **Note date for next meeting**
Wednesday 14th September 2022

Meeting closed at 9:10pm.

Signed.....Date