

Barnacre-with-Bonds Parish Council

**MINUTES**

Of the Extra Ordinary meeting which took place on Monday 23<sup>rd</sup> July 2018 at Barnacre Memorial Hall.

**1. Present:**

Councillors Commander, Forshaw, Gorst, Howell(Chair) & 21 members of the public.

**Apologies:**

Councillor J Ibison, T Ibison , J Marsh & County Councillor S Turner.

**2. Declaration of interests**

None.

- 3.** The meeting was adjourned for a period of public discussion at 7.32pm, giving members of the public a period of time to discuss any matters. Residents from Calder House Lane / Dimples Lane area of the Parish present have major ongoing concerns over the new planning application 18/00632/OUTMAJ for 90 dwellings. The majority of public had attended the previous meeting of the Parish Council to express concerns over this application and now on the agenda for discussion wished to reiterate their concerns. The Chair of the Parish Council informed those present that the application had been reviewed by a couple of Councillors prior to the meeting and listed the identified objections which would be presented to the rest of the Parish Council during the meeting where the application would be discussed in more detail and the objections confirmed. He also explained the planning process in more detail and confirmed that a request had been made to Wyre for the application to be called into the planning committee and then went on to explain what to expect at the planning committee meeting where the application decision would be determined. Meeting reconvened at 8:28pm.

- 4. Application 18/00632/OUTMAJ** – Outline application for the residential development of up to 90 dwellings and associated access from Calder House Lane, Barnacre. This was discussed in detail and **it was resolved that the Parish Council wish to object to the planning application for the following reasons:**

The site falls within designated countryside as defined by the adopted Wyre Borough Local Plan. Wyre Council saved Planning Policy SP13 seeks to prevent development within the countryside in order to protect its intrinsic open and rural character. This policy states that development will not be permitted except where proposals properly fall within one of a number of identified categories. This development does not fall within any of these categories. Whilst Policy SP13 is a saved policy of the Local Plan, the Parish Council is aware that it must be considered in light of the NPPF which is a more recent expression of planning policy published in March 2012. The Parish Council is aware that this policy requires Wyre Council to identify sustainable development sites to meet the government’s objectives to significantly boost the supply of housing and meet its objectively assessed needs for housing within the Borough. However, the Parish Council considers that:

This site is not sustainable for development for various reasons that are set out in this letter, It has not been identified as a potential site for development within the current Local Plan or the 'Publication' Draft Wyre Local Plan (2011 - 2030), sufficient sites within the Borough have already been identify for housing to meet the Borough’s full objectively assessed needs for housing until 2030 & any development will have a major detrimental effect on the local community and countryside.

The Parish Council is aware that the emerging Local Plan is not yet adopted and there is no up-to-date housing requirement for the Borough set out in the current Development Plan.

Signed .....Chair

Date .....

However, the 'Publication' Draft Wyre Local Plan (2011 - 2030) was approved by Full Council on 7th September 2017 and has been approved as a material consideration in the determination of planning applications from the date of publication. It is the Parish Council's understanding that It has been prepared based on completed housing evidence. This evidence includes a Strategic Housing Market Assessment which confirms that a figure of 479 dwellings per annum remains a robust and appropriate objectively assessed needs figure. However, a reduced housing requirement of 411 dwellings per annum is considered to represent a robust and sound figure within the context of constraints in the Borough. The draft Wyre Local Plan allocates a number of key sites considered critical to the delivery of these new homes. The Parish Council wishes to bring to Wyre Council's attention that this site is not identified for development within the draft Wyre Local Plan. The Parish Council also notes that Wyre Council can consider small windfall sites (unallocated) for development to support the Council's overall housing strategy but a site of this size cannot be considered a windfall site.

Note that within the draft published local plan Bowgreave is identified as a main rural settlement. However, it has been the subject of significant development pressure recently and the Parish Council considers that for this reason it is not appropriate to allocate any further sites for housing development. This site has full open aspects, is not contained and extends further than the limits of existing or committed built form, any development would represent a clear incursion into the countryside.

Bowgreave sits within the A6 sever restriction zone which has been set by Lancashire County Council due to transport pressures on the A6.

evidence from Lancashire County Council within the 'Publication' Draft Wyre Local Plan states that there is a restricted capacity for additional housing growth within the highway network. Along the A6 severe restriction zone the permitted additional capacity is held at 858 dwellings. The Parish Council has reviewed the published draft local plan and is aware that Wyre Council have already allocated development sites within the Greater Garstang area to cover the full allocation of 858 dwellings. In addition, this site is not identified as an alternative development site within Site Allocation Background Paper January 2018 update Appendix 5b Reasonable Alternative Options of the draft published Local Plan. On this basis this proposed development does not comply with the proposed development plan for Bowgreave and should not be approved.

The Applicant states that Wyre Council does not have a current Local Plan, but this is not correct as a Local Plan was adopted in 1999 and revised in 2006. Additionally, Wyre Council has published a new draft Local Plan which is due to be adopted in late 2018. The Parish Council considers that the Applicant is trying to create a Local Plan by default which the Parish Council believes is unacceptable.

The Parish Council wishes to request that the approval or otherwise of any new proposed development in Bowgreave is deferred until the New Wyre Local Plan is adopted. It further believes that sufficient development sites have been identified and approved within the Greater Garstang area for this approach to be followed until the new Local Plan is adopted.

**Signed .....**Chair

**Date .....**

The Applicant has undertaken public consultation in relation to this development which follows guidance provided by Wyre Council that evidence of this would be required prior to the application being considered for approval. Advise Wyre Council that the Parish Council considers this to have been very cursory. Invitation letters dated 1 May 2018 were sent out to Parish Councillors and the local community for a consultation meeting held on 10 May 2018. The Parish Council consider this is insufficient notice to allow all members of the local community to attend. In fact, no Parish Councillors (who had not declared an Interest in this development) were available to attend at such short notice. In addition, the Applicant has made no attempt to contact the Parish Council to consult with it on its proposals for this development.

At this meeting, 22 members of the public attended (all of whom were residents of Calder House Lane and Dimples Lane). All of these residents confirmed that they had not received invitations from the Applicant's representative to attend the public consultation held on 10 May 2018. This provides confirmation that the Applicant's consultation process was selective and lacked contact with those residents and home owners located closest to the site that are likely to be most affected by the proposed development. This is an unacceptable approach to community consultation with the Applicant attempting to rush through the process to fast track their planning application. The Parish Council should request that Wyre Council review this process and insist that a thorough consultation process is undertaken prior to the planning application being determined.

The access to the proposed development is via Calder House Lane which joins Garstang Road (B6430) at an already hazardous section of the highway. Garstang Road is the primary access road from the south to Garstang. It is a bus route and carries a high proportion of the heavy goods vehicles which serve the businesses within the Garstang area. The location of the junction of Calder House Lane and Garstang Road is close to the entrances into the Garstang Academy. Garstang Road is the only access for both traffic and pedestrians to this facility and as a consequence there is major congestion during the peak morning and afternoon periods. The additional traffic from this proposed development will compound the safety issues for the local community at this location.

It should be noted that a serious accident occurred recently at this junction which is not recorded within the Applicant's Transport Statement.

The alternative route to Garstang town centre is via Dimples Lane and is equally dangerous and hazardous. Dimples Lane is extremely narrow in places, has no footpaths for much of its length, includes a single track stone hump back bridge over the Lancaster Canal and within Bonds there is severe congestion due to parked cars. This route poses significant safety issues for vehicles, cyclists and pedestrians and the risk to all highway users will be increased by the additional traffic generated by this development.

Calder House Lane is also the main route to the industrial area around the Kenlis area which is located to the east of the site and large heavy goods vehicles use the road on a 24 hour basis to service these businesses. So further traffic from the new properties will impact on road safety issues in the vicinity of the proposed development site.

Signed .....Chair

Date .....

Note that the Transport Statement accompanying the application indicates that there are likely to be 102 peak hour car trips per day. From previous development applications in Bowgreave the Parish Council is aware that the number of both employment and shopping trips by car are higher than the national average in Garstang. In addition, this site is remote from most services such as the medical centre, dentists, primary schools, shops etc which are mainly located in Garstang. So, it is likely that residents will use their cars to travel to these services.

Given the proposed size of the development and based on the figures used by Wyre Council for the development recently approved adjacent to Calder House (Application no:18/00501/OUTMAJ) there could be an additional 600 daily vehicles movements related to this site. These vehicles will be joining Garstang Road from Calder House Lane. This will make Garstang Road even busier along a section which is already heavily congested at peak times of the day.

The applicant includes a photograph of Calder House Lane within his application which shows it clear from any traffic. This is misleading as existing residents within Calder House Lane park their vehicles along the road side as they have no off road parking. The traffic entering and exiting the access road into the proposed development will create safety issues due to highway congestion at this location.

There are also concerns with regard to the car parking provision within the proposed development and the potential for parking to extend on to Calder House Lane. Reuest that Wyre Council ensures that the highway design for this proposed development conforms to current guidelines; recommendations and the philosophy of the Manual for Streets and Creating Civilised Streets; The Joint Lancashire Structure Plan; the Wyre Draft Local Plan, September 2017, Appendix B, page 177 and best practice.

Note also that the footpaths along Garstang Road are very narrow and substandard and that the Parish Council has campaigned for many years for improvements to these footpaths to provide safe pedestrian access for school children walking from Garstang and Catterall to Garstang Academy. Any further traffic will only increase the safety issues for these children and other pedestrians. The Transport Statement indicates that there are footpaths on both sides of Garstang Road this is not the case as there is a section between Catterall and Shepherd's Drive where there is no footpath.

Advise Wyre Council that the safety concerns relating to these footpaths are shared by Garstang Town Council, Catterall Town Council and Garstang Academy. A Working Group has recently been established with representation from these organisations together with the Calder Ward Lancashire County Councillor and Wyre Councillor to lobby Lancashire County Council for improvements to these footpaths.

The Community Speed Enforcement Vehicle is frequently sited at a point adjacent to the entrance to Garstang Academy as there is great concern in the local community relating to the speed of traffic on this section of Garstang Road and these concerns are clearly shared by the police. Between July 2015 to July 2016 94 speeding offences were logged at this location.

**Signed .....**Chair

**Date .....**

Point out that the Parish Council is aware that numerous large residential planning applications have been proposed, submitted or approved within Bowgreave, Bonds and the Greater Garstang Area i. e. Bowgreave House Farm, Garstang Golf Course Driving Range, South side of Calder House Lane, Land adjacent to Calder House, Land adjacent to The Garstang Academy, The Toppings, Kepple Lane, and Nateby. These developments will increase significantly the number of children walking to Garstang Academy along this section of road. It is essential that every effort is made not to introduce further hazards which will compromise their safety.

Remind Wyre Council that the area of Great Garstang is accessed from the north and south using the A6 road. This road is reaching capacity and Lancashire County Council Highways have identified that only limited further development can take place to avoid greater congestion especially at peak commuting times.

Inform Wyre Council that a significant part of this site falls within a Mineral Safeguard Area. Under the National Planning Framework Section 13 entitled Facilitating the Sustainable use of Minerals it states:

- a. Section 143 – Local Planning Authorities should: Define mineral safeguard areas and adopt appropriate policies in order that known locations of specific mineral resources of local and national importance are not needlessly sterilised by non-mineral development.
- b. Section 144 - Local Planning Authorities should: Not normally permit other development proposals in mineral safeguard areas where they might constrain potential future use for these purposes.

Note that the Environment Agency indicative flood map identifies this site as being within Flood Zone 1 however there is a watercourse which traverses the site from north to south which outflows into the River Calder. Express concern that the northern part of this watercourse is culverted and has the potential to back up at times of high rainfall and may pose a flooding risk. There is no adopted sewer within Dimples Lane and it is therefore reasonable to assume that this watercourse carries most of the surface water runoff for the surrounding area. 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.

Advise Wyre Council that the Parish Council does not consider the use of flood attenuation ponds to be a safe way to deal with surface water runoff. They create a potential hazard to the safety of our children. The proposed development plan indicates that two ponds will be created adjacent to Calder House Lane and are in close proximity to Garstang Academy. An alternative, safer sustainable drainage solution should be found to attenuate surface water flows.

**Signed .....**Chair

**Date .....**

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 this significant increase in population. The Education Statement that accompanies the application indicates that both the primary and secondary schools in the area will be oversubscribed within the next 5 years.

Note that in the Transport Statement walking distances to Primary Schools and other amenities in Garstang are between 1500 to 2000 metres with Garstang Medical Centre well in excess of these distances. Clearly it is unlikely that new residents will walk to these facilities and will use their cars to access them. This demonstrates the lack of adequate community facilities within a reasonable distance to service this development.

This development site is located adjacent to the Grade 2 listed Friends Meeting House and the Parish Council considers that this development will have a significant impact this development on this historic building.

The Parish Council does not consider that this development is sustainable as there is no local employment opportunities for people moving to the Garstang area. All of the potential new residents living at this development will need to travel outside of the immediate area to go to work creating pressure on the local transport infrastructure.

Note that the Parish Council is unable to determine the actual need for these properties as there is no shortage of available properties within the local area and a significant number of new developments have been approved within Greater Garstang. There are numerous new properties for sale and new properties that have not been placed on the market within new developments in the area.

Large developments within Bowgreave, such as the one proposed in this application, will result in it losing its identity due to the loss of open green space and its unique features. Continuing development within Bowgreave will result in it changing from a small rural settlement to urban sprawl.

The continued development resulting in loss of open countryside will have a detrimental effect on the character and rural aspects of the Greater Garstang area. Bowgreave is the gateway to an area of outstanding natural beauty and this development will reduce its attractiveness to visitors and tourists.

**5. Note date for next meeting**  
**Wednesday 18<sup>th</sup> October 2018.**

Signed .....Chair

Date .....